



3 Penylan Close, New Inn, Pontypool, NP4 0NW

Asking Price £200,000

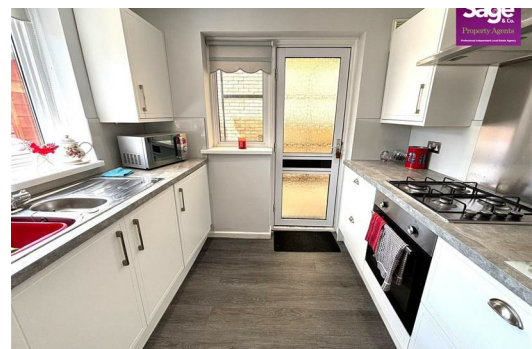
Situated in the highly desirable residential area of New Inn, this well presented THREE BEDROOM SEMI-DETACHED property on Penylan Close is offered to the market with NO ONWARD CHAIN, making it an ideal choice for families, first-time buyers, or investors alike.

Step inside to discover a spacious open-plan living and dining area, perfect for modern living and entertaining. The home also boasts a stylish, contemporary kitchen and a modern ground floor bathroom with a three-piece suite.

Externally, the property benefits from a private driveway and a generously sized, low-maintenance rear garden, ideal for outdoor relaxation and family activities. Located just moments from highly regarded schools, local shops and amenities, and within easy reach of Llandegfedd Reservoir, this property also enjoys excellent transport links to nearby towns and the M4 corridor.

Viewing is highly recommended!

Council Tax Band - D
EPC - TBC



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

www.sageandco.co.uk

Entrance

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, radiator, under stair storage cupboard, doors to;

Open Plan Living Room/ Dining Room

Living Room

22'11" x 10'3" max (6.99m x 3.12m max)

Double glazed window to front, feature fireplace and surround, coving, radiator, door to kitchen

Dining Room

8'3" x 6'7" (2.53 x 2.02)

Double glazed French doors to rear, double glazed window to side, radiator

Kitchen

8'6" x 8'5" (2.60 x 2.57)

Fitted with a range of base and eye level wall units with work preparation surfaces over, inset stainless steel one and a half bowl sink and drainer unit, gas hob, stainless steel extractor hood over, oven under, integrated automatic washing machine, space for fridge freezer, spot lights to ceiling, double glazed window to rear, double glazed window to side, part glazed door to side

Bathroom

6'4" x 5'5" (1.95 x 1.66)

Three piece suite comprising; panelled bath with electric shower over, low level WC, pedestal wash hand basin, ceramic tiled walls and floor, obscure double glazed window to side, extractor fan

First Floor

Double glazed window to side, access to loft space, doors to;

Bedroom One

10'11" x 16'2" (3.34 x 4.95)

Double glazed window to front, radiator

Bedroom Two

11'8" x 7'11" (3.57 x 2.42)

Double glazed window to rear, radiator, built in cupboard housing boiler

Bedroom Three

8'6" x 7'11" (2.60 x 2.42)

Double glazed window to rear, radiator

Outside

Front - Steps leading down to front entrance door, one side laid to artificial grass and gravel, driveway to other side with space for multiple vehicles
Rear - Enclosed, low maintenance rear garden laid mainly to artificial grass with the remainder laid to patio, enclosed with wooden fencing, tap connected, garden shed and summer house to remain

Tenure

We have been advised that this property is Freehold. To be verified

