



Sage
& Co.
Property Agents

Sage
& Co.
Property Agents
Professional Independent Local Estate Agency



78 Coed Camlas, New Inn, Pontypool, Gwent NP4 8RR

Asking Price £294,000

Sage and Co offer for sale this well presented and improved upon THREE BEDROOM DETACHED HOUSE set in this quiet 'off street' cul de sac within this highly regarded Redrow development. This family home also benefits from generous driveway parking, a detached garage with an electric roller door, level gardens that require minimal maintenance. Other features are a modern fitted kitchen, an en-suite shower, plus a ground floor W.C/cloakroom.

Early viewing is recommended.

Council tax band E, EPC rating C



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

Wood laminate flooring, stairs to first floor, radiator, under stair storage cupboard, coving, doors to;

Cloakroom

Modern two piece suite comprising; Pedestal wash hand basin, low level WC, double glazed window to front, wood laminate flooring, extractor fan.

Living Room

15'11" x 10'7" (4.86 x 3.25)

Leaded double glazed window to front, wood laminate flooring, double radiator, coving, wall light points, archway through to;

Dining Room

10'4" x 8'9" (3.17 x 2.68)

Double glazed patio doors to rear, radiator, wood laminate flooring, coving, door to;

Kitchen

10'4" x 9'2" (3.15 x 2.80)

Modern kitchen fitted with a range of gloss finish base and wall units, roll edge work surfaces, inset one and a half bowl stainless steel sink unit, inset gas hob with oven under and extractor hood over, integral fridge/freezer, space for tumble dryer, plumbing for automatic washing machine, gas boiler, double glazed window to rear, door to outside/driveway.

First Floor

Access to loft space, double glazed window to side, smoke detector, doors to;

Bedroom One

12'10" x 9'6" (3.92 x 2.90)

Leaded double glazed window to front, radiator, laminate flooring, range of fitted wardrobes to one wall with central dressing table and cupboards over, door to;

En-Suite

3'2" x 8'6" (0.98 x 2.61)

Fitted shower cubicle with power shower, pedestal wash hand basin, low level WC, obscure double glazed window to side, shaver point, radiator, extractor fan.

Bedroom Two

10'1" x 11'3" max (3.08 x 3.43 max)

Double glazed window to rear, radiator.

Bedroom Three

10'7" x 6'11" (3.23 x 2.12)

Double glazed window to rear, radiator.

Bathroom

8'1" max x 6'8" (2.47 max x 2.04)

Three piece suite comprising; Panelled bath with mixer shower tap over, pedestal wash hand basin, low level WC, half height

ceramic tile splashbacks, obscure double glazed window to rear, extractor fan, shaver point, radiator, built-in airing cupboard with shelving and insulated cylinder.

Outside

Well presented, low maintenance front garden with generous driveway which would provide parking for several cars leading to a detached single garage with electric roller doors, power and light connected.

Enclosed, level rear garden with two sun decks and a gravelled garden area needing little maintenance enabling you to make the most of your leisure time!

Tenure

We have been advised that the property is Freehold, to be verified.

