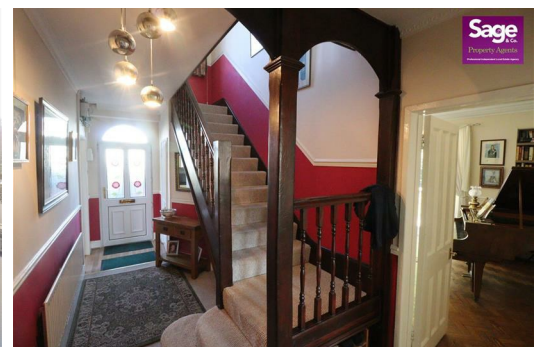




New House Albert Road, Talywain, Pontypool, NP4 7RL
Asking Price £370,000

GUIDE PRICE £370.000 - £385.000

This individually built 4/5 bedroom detached home offers the perfect combination of luxury, comfort and space. Set on a generous third of an acre plot, this property boasts exceptional panoramic views that can be enjoyed from multiple vantage points throughout the home. With expansive living areas and a substantial double garage with a built-in workbench, off road parking for at least 10 family sized cars, ensuring plenty of space for visitors or larger families. Ready to move in with no onward chain, situated in a desirable area with easy access to local amenities, schools, parks and walking trails. This is an opportunity not to be missed. Call to book your viewing today! 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

Radiator, stairs to first floor, dado rail, doors to;

Cloakroom

Low level WC, double glazed window to front.

Sitting Room

16'9" x 12'0" (5.11 x 3.67)

Feature marble fire surround with coal effect gas fire, parquet flooring, double glazed French doors to side with matching side panels, dado rail, radiator, ceiling cornice and centre rose.

Living Room

12'1" x 15'2" (3.70 x 4.64)

Double glazed window to rear and side aspects, radiator, cornice and centre rose, wall light points, feature fire surround with coal effect gas fire.

Dining Room

9'10" x 12'5" (3.00 x 3.79)

Wood laminate flooring, double glazed French doors to rear with matching side panels, dado rail, open plan through to;

Kitchen

18'9" x 8'7" (5.73 x 2.62)

Fitted with a range of base and wall units with concealed lighting, work preparation surfaces, ceramic tile splash backs, inset one and a half bowl stainless steel sink unit and drainer, white good and cooking range to remain, fitted extractor hood above range, breakfast bar, integral dishwasher, inset spotlights to ceiling, ceramic tile flooring, double glazed window to side, door to hallway.

First Floor

Double glazed window to front, radiator, ceiling cornice, staircase to second floor, doors to;

Bedroom One

16'8" x 12'0" (5.10 x 3.67)

Two double glazed windows to side, radiator, coving.

Bedroom Two

12'1" x 15'11" (3.70 x 4.86)

Two double glazed windows to rear and double glazed window to side, double radiator, coving.

Bedroom Three

9'11" x 12'3" (3.04 x 3.75)

Two double glazed windows to rear, double radiator, ceiling cornice.

Bedroom Four/Study

7'10" x 8'5" (2.40 x 2.58)

Double glazed window to side, double radiator.

Bathroom

10'4" x 8'9" (3.17 x 2.67)

Four piece suite comprising; Panelled bath, built-in shower cabin, pedestal wash hand basin, low level WC, built-in double linen cupboard, radiator, obscure double glazed window to front.

Loft Room/ Bedroom 5

29'3" x 15'7" (8.94 x 4.77)

Two double glazed Velux roof lights, spot lights to ceiling, fitted carpet.

Outside

Paddock style fencing enclosing a level lawn with established trees, pedestrian footpath to the entrance door and a substantial brick paviour driveway to a generous parking/hardstand for up to 10 or more cars. A large double garage with workshop area, power and light connected, affords further parking and storage for garden equipment and furniture. A greenhouse is also included within the sale.

The level lawn garden wraps around to the far side of New House, with a tiered patio seating area, offering panoramic views to the rear. Summer house to remain. Large ornamental fish pond with pump and filter, Victorian style garden lighting and a shady decking area make this garden a superb place to enjoy family days and tranquil evenings.

Tenure

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

