



## 31 Clairwain, Pontypool, NP4 0QA

### Asking price £200,000



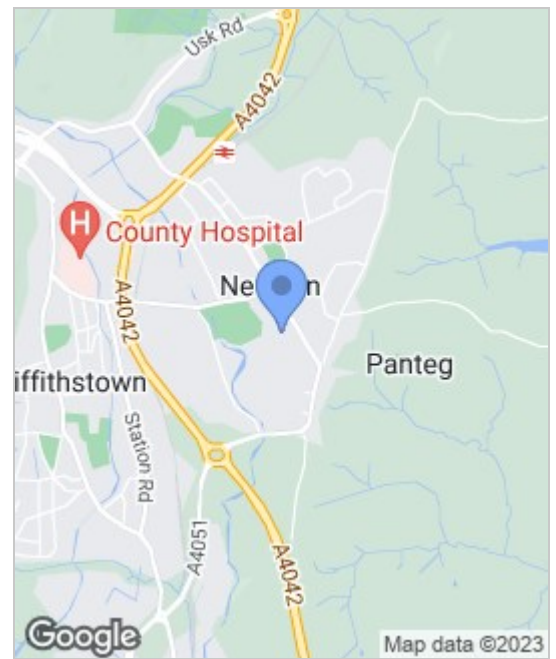
\*\*\* GUIDE PRICE £200,000 - £215,000 \*\*\* One2one have pleasure in offering for sale this semi-detached bungalow with generous surrounding gardens and exceptional space for numerous vehicles situated in the sought after location of New Inn close to local shops and amenities with good transport links including quick and easy access onto the M4 for commuting.....



## MAIN DESCRIPTION

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Council Tax Band: C



GROUND FLOOR  
807 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (74.9 sq.m.) approx.  
This energy rating has been calculated in accordance with the Energy Performance of Buildings Regulations. It is based on a standard set of assumptions and is intended to provide a general indication of the energy efficiency of the property. It does not take account of any energy saving measures that may be in place or planned. The energy rating is based on the current state of the property and is not a guarantee of performance. For more information, please contact the estate agent.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>80</b>		<b>55</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.