



12a Midfield Estate, Pontypool, NP4 0AS
Guide price £300,000



GUIDE PRICE £300,000-£315,000 One2One Estate Agents are pleased to offer for sale this extended semi detached family home situated in the popular village of Goytre, close to shops, schools and other local amenities. The property briefly comprises spacious entrance hall with understairs storage cupboard...



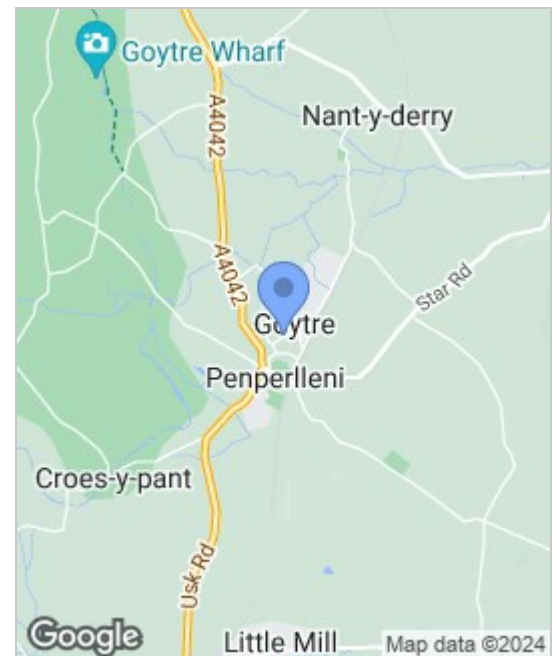
MAIN DESCRIPTION

***GUIDE PRICE £300,000-

£315,000*** One2One Estate

Agents are pleased to offer for sale this extended semi detached family home situated in the popular village of Goytre, close to shops, schools and other local amenities. The property briefly comprises spacious entrance hall with understairs storage cupboard, radiator, stairs to first floor and access to the ground floor accommodation. The lounge is to the right with window to front and radiator. To the rear is the kitchen/diner/family room making this the hub of the home and perfect for entertaining, fitted with a range of base and wall units, work surface over, gas hob, electric oven, integrated dishwasher, fridge, breakfast bar, windows and door to rear garden. Lastly to the ground floor is a bathroom with low level wc, pedestal wash hand basin and panelled bath. To the first floor are four bedrooms and family bathroom. To the rear is an enclosed garden with decked area, steps leading to a further decking area and the remainder laid to lawn. The front offers parking leading to garage with plumbing for washing machine and door to rear garden. **MUST BE VIEWED.**

COUNCIL TAX BAND: E



TOTAL FLOOR AREA: 1160 sq ft (106 sq m) approx.
 While every effort has been made to ensure the accuracy of the information contained in this document, the seller does not accept any liability for any errors or omissions. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided on an 'as is' basis and the seller does not warrant its accuracy. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided on an 'as is' basis and the seller does not warrant its accuracy.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>84</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>52</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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5 - 7 New Street, Cwmbran, Torfaen, NP44 1EE
 Tel: 01495219699
 Email: Enquiries@one2oneestateagents.co.uk