



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...



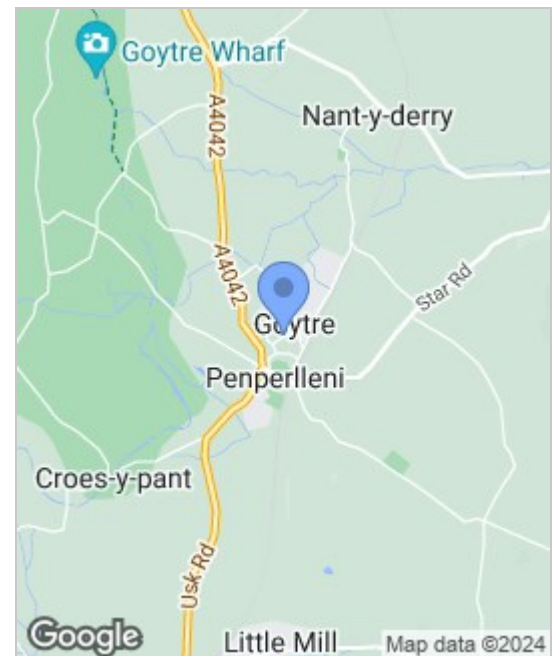
MAIN DESCRIPTION

***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



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>	

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.

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