



Cefn Yr Eglwys Middle Coed Cae, Pontypool, NP4 9JB

Asking price £440,000



One2One Estate Agents are delighted to offer for sale this detached family residence boasting spacious living areas, including a large lounge/diner and a ground floor en suite bedroom. This home provides ample space for comfortable family living situated in Blaenavon Heritage Town...



MAIN DESCRIPTION

One2One Estate Agents are delighted to offer for sale this detached family residence boasting spacious living areas, including a large lounge/diner and a ground floor en suite bedroom. This home provides ample space for comfortable family living situated in Blaenavon Heritage Town.

The ground floor welcomes you into a spacious and airy atmosphere highlighted by natural light that floods the large lounge/diner, creating an inviting space for relaxation and entertainment. This level also features a convenient ground floor en-suite bedroom, perfect for guests or multi-generational living arrangements.

The heart of the home lies within the expansive kitchen/diner, where culinary delights are prepared. There is the added convenience of a utility room and ground floor cloakroom/wc.

To the first floor are three double bedrooms, each offering comfort and privacy. The master suite boasts its own en-suite for added luxury, while the remaining bedrooms share access to a stylish family bathroom. There is the added bonus of a fifth bedroom/study/hobby room.

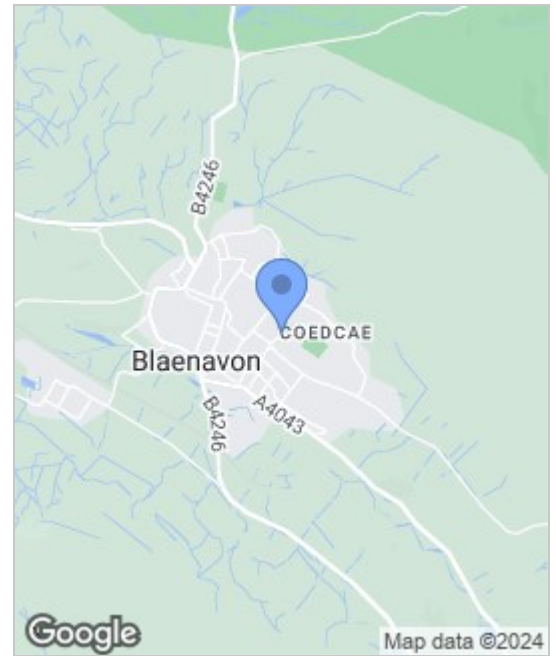
Outside, the property is complemented by a garage and a driveway providing ample parking space. The enclosed garden wraps around the family home with patio area and large lawn, gate giving access.

Located in the historic Blaenavon Heritage Town, residents will appreciate the rich heritage and scenic beauty that surrounds

them, with easy access to local amenities, schools, and transport links. **MUST BE VIEWED.**

COUNCIL TAX BAND: F

TENURE: FREEHOLD



Total area: approx. 185.7 sq. metres (1999.2 sq. feet)

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