



Sandys Jerusalem Lane, Pontypool, NP4 0NS

Guide price £330,000



GUIDE PRICE £330,000-££350,000 Welcome to this charming semi-detached house located on the sought after Jerusalem Lane in the heart of New Inn. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

With three double bedrooms, there is ample space for the whole family to unwind and enjoy a peaceful night's sleep. The two well-appointed bathrooms ensure convenience and comfort for all residents.

This property offers a perfect blend of comfort and convenience. Whether you're looking to settle down with your family or searching for a peaceful retreat, this house on Jerusalem Lane is sure to capture your heart. Don't miss the opportunity to make this house your home sweet home!



MAIN DESCRIPTION

***GUIDE PRICE £330,000-

£350,000*** One2One Estate

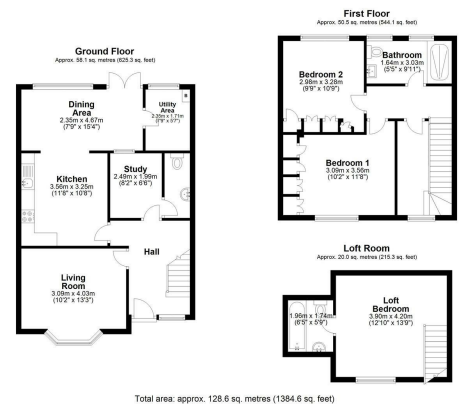
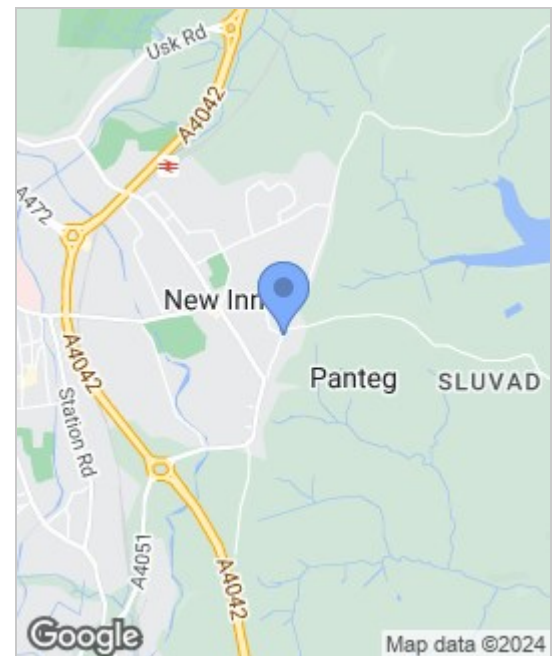
Agents are delighted to offer for sale this well presented extended semi detached family home situated in the sought after location of New Inn within close proximity of local schools, shops and amenities. The property is light and spacious throughout and offers generous living accommodation. The property briefly comprises entrance hall with stairs to first floor, lounge with bay window to front, study with access to ground floor cloakroom/wc comprising low level wc and wash hand basin. The fitted kitchen/diner/family is positioned to the rear and great space for entertaining, offering a range of base and wall units, work surface over, breakfast bar, double electric NEFF oven and hob, integrated dishwasher, space for fridge and freezer, sky light providing plenty of natural light, window and doors to rear garden. To the first floor are two double bedrooms and modern shower room comprising pedestal wash hand basin, low level wc, shower enclosure with rainfall shower over, heated towel rail and windows to rear, large walk in wardrobe with stairs to master bedroom and en suite bathroom comprising panelled bath with shower attachment, pedestal wash hand basin, low level wc and window to rear. To the rear is a low maintenance enclosed garden offering composite decking area, steps to patio area, stone chippings, mature plants and shrubs, path leading to summer house with power and light, ideal for a home office or gym, gate giving access at the side. The front offers parking for several cars. MUST BE VIEWED

TO APPRECIATE.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



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>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>	
	66		78
<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.