



## Graig Cottage , Pontypool, NP4 5XZ

Offers over £395,000



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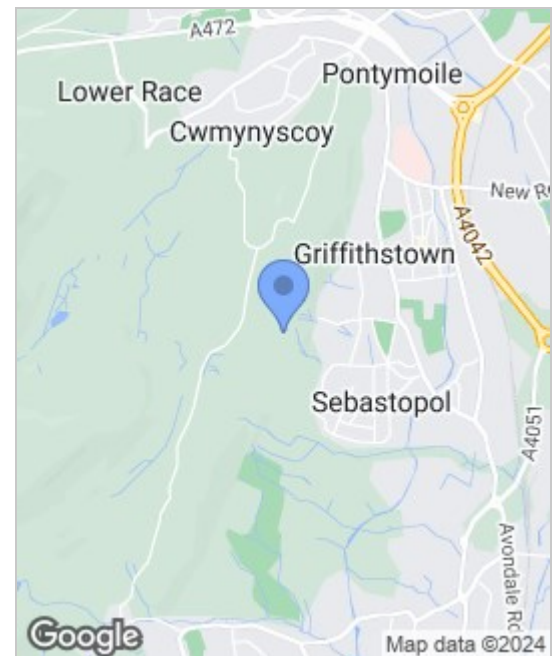
## MAIN DESCRIPTION

One2One Estate Agents are delighted to be offering for sale this impressive detached cottage located in a semi-rural location, situated in an elevated position enjoying far reaching views to the rear. The property briefly comprises of a large conservatory offering views of the rear garden and beyond, spacious lounge with window to rear, propane gas burner, stairs to first floor, dining room with doors leading to rear garden and offering extensive views. The main kitchen offers a range of base and wall units, work surface over, sink with drainer, space for american fridge/freezer, window to rear, door to second kitchen with a range of base and wall units, work surface over, sink with drainer, plumbing for washing machine, plumbing for dishwasher, space for range cooker, underlighting to cupboards, window to rear, door to outer hall with storage cupboard, door to sheltered area and ground floor wet room comprising low level wc, pedestal wash hand basin and shower. To the first floor is the landing with window to rear offering views of the garden and beyond, storage cupboard, access to loft via drop down ladder, four bedrooms, three of which are doubles with built in wardrobes, master bedroom with en suite bathroom comprising free standing bath, vanity wash hand basin, low level wc and separate shower cubicle and separate family shower room. To the rear is an enclosed spacious garden which is ideal for entertaining with a decked area with lighting offering plenty of space for seating furniture and bbq, patio area, large lawn and fantastic

views.

The front offers parking leading to a garage. **VIEWING HIGHLY RECOMMENDED TO APPRECIATE THIS FAMILY HOME.**

COUNCIL TAX BAND: F



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>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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