



## 10 The Highway, Pontypool, NP4 0PW

### Asking price £325,000



Welcome to this charming detached house located on The Highway in New Inn, Pontypool. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there is plenty of space for everyone to enjoy a good night's sleep.

The property offers parking space for two vehicles, making it easy for you and your guests to park without any hassle.

Nestled in a lovely neighbourhood, this house provides a peaceful and serene environment for you to call home. Whether you're looking to settle down or simply seeking a change of scenery, this property offers a wonderful opportunity to create new memories and enjoy the comforts of a detached home.



## MAIN DESCRIPTION

One2One Estate Agents are pleased to offer for sale this detached family home, nestled in a sought-after location, offering a perfect blend of comfort and convenience. Ideally situated for commuting and within close proximity to excellent schools, it's an ideal choice for families looking to settle in a desirable area.

The property features a light lounge, leading to a separate dining room with sliding doors that open to the rear, creating a seamless connection to the outdoors. The fitted kitchen is both functional and stylish, complemented by an outer hall providing access to a convenient WC.

To the first floor you'll find three generously sized bedrooms and a well-appointed family bathroom, offering ample space for family living.

The enclosed rear garden boasts a patio area, with steps leading up to low-maintenance artificial grass, perfect for outdoor entertaining. Additional features include side access, a purpose-built shed, and a gate providing access to the front. The property also benefits from a garage and a private driveway, offering ample parking.

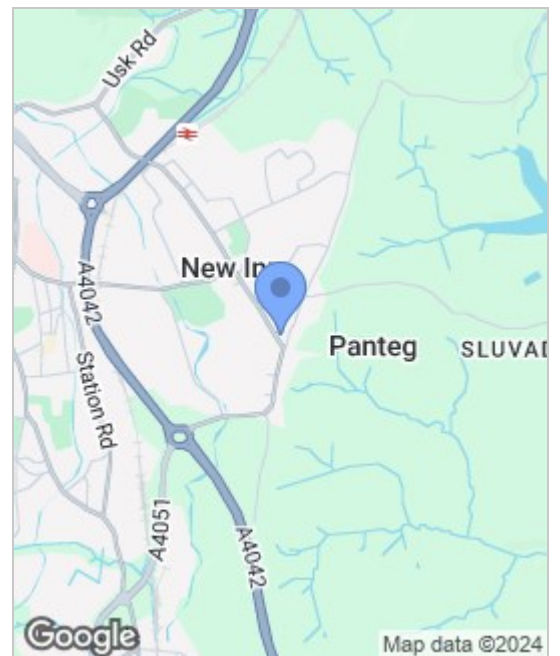
Offered with no onward chain, this home is ready for its new owners to move in and enjoy.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

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	
Current	Potential
66	81

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

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