



## Pandy House Church Road, Pontypool, NP4 7EE

### Guide price £200,000



Welcome to this charming property located on Church Road in the picturesque village of Talywain, Pontypool. This delightful house boasts 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, there is plenty of room for the whole family to unwind and rest comfortably.

The property features 1 bathroom, perfect for those busy weekday mornings or for unwinding in a warm bath after a long day. The traditional British architecture of this house exudes character and warmth, making it a truly inviting place to call home.

Situated in a tranquil village setting, you'll enjoy the peace and quiet of the countryside while still being within easy reach of local amenities. Whether you're looking to enjoy a leisurely stroll





## MAIN DESCRIPTION

\*\*\*GUIDE PRICE £200,000-

£210,000\*\*\* The

kitchen/diner/family room is the heart of this home, offering an impressive open-plan layout designed for modern family living and entertaining. The contemporary kitchen is finished to a high standard, featuring integrated appliances such as a dishwasher, and a gas hob with an extractor overhead, seamlessly blending style with functionality. The electric oven is ideally placed for convenience, while the breakfast bar provides additional workspace and a casual dining area—perfect for quick meals or socialising with family and friends.

This versatile space flows effortlessly into the dining area/family room which can comfortably accommodate a dining table and chairs and seating area, making it ideal for family meals or entertaining guests. Large windows and a rear door flood the room with natural light, creating a bright and welcoming atmosphere that connects the indoors with the rear garden. This open-plan design ensures a perfect balance of comfort, practicality, and style, making it the ultimate space for both everyday living and hosting gatherings. A utility room with plumbing for a washing machine and a convenient ground floor WC add to the practicality of the home.

The property also benefits from a separate lounge located at the front of the house, offering a more intimate and cosy living space, perfect for relaxing or entertaining guests. This room provides a quiet retreat from the open-plan kitchen/diner/family

area, giving you the flexibility of two distinct living zones. With a front-facing window, the lounge is bathed in natural light, enhancing the warm and welcoming atmosphere. Whether you use it as a formal living room, a snug, or a home office, this additional space adds versatility and charm to the home.

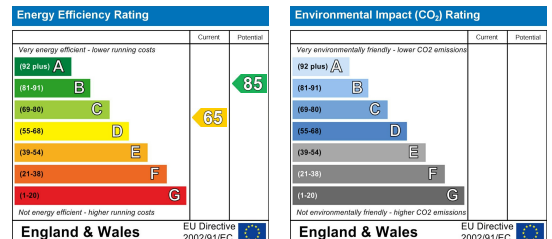
To the first floor there are three bedrooms and a wet room.

Externally, the enclosed rear garden is mainly laid to lawn, providing a private outdoor area, with a gate to the side offering access to the front of the property. Offered with no chain, this move-in-ready home is a fantastic opportunity for buyers seeking modern living in a convenient location.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

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.



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