



## Fir Tree Lodge Pysgah Road, Pontypool, NP4 7HZ

### Offers over £310,000



Nestled in the area of Talywain, Pontypool, this detached house on Pysgah Road offers a perfect blend of comfort and modern living. With an impressive layout, the property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

This delightful home is not just a place to live; it is a sanctuary where memories can be made. With its generous living spaces and thoughtful design, this property is a wonderful opportunity for anyone looking to settle in a part of South Wales. Do not miss the chance to make this house your home.





MAIN DESCRIPTION

This detached property is situated in Talywain, close to local shops and amenities, and is ideal for multi-generational living. The property is accessed through double gates, leading to a driveway that provides parking for several vehicles, offering convenience and ample space for multiple cars or visitors.

Upon entering the home, a porch leads into a hallway with stairs to the first floor and access to the ground floor rooms. The spacious lounge is located at the rear of the property, with doors leading to the garden, allowing for plenty of natural light and a direct connection to the outdoor space. The dining room, situated nearby, has sliding doors that lead into a conservatory, which also has access to the garden. This setup is perfect for enjoying the garden and offers additional space for entertaining or relaxation.

The kitchen is well equipped with both base and wall units, along with space for a range cooker, making it practical for preparing meals. There are also two utility rooms, one of which has access to the front, providing extra storage and potential for laundry or additional appliances. In addition, there is a second lounge on the ground floor, complemented by a bedroom and a shower room, offering the potential for independent living. This part of the home could be ideal for older family members or guests who may appreciate their own space.

The first floor comprises three bedrooms and a family bathroom, offering space and privacy for the household. The

rear garden is enclosed and wraps around to the side of the house, featuring plants and shrubs, creating a private outdoor retreat. This space would be ideal for children, pets, or simply enjoying outdoor activities in peace.

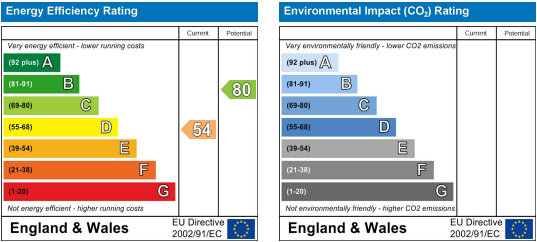
To the front of the property, there is plenty of parking, making it a convenient feature, especially for larger families or hosting guests. Additionally, the property is being sold with no chain, meaning a quicker and potentially smoother sale process as there are no complications with previous owners or dependencies.

In summary, this home offers a good mix of spacious living areas, convenient access to amenities, and a flexible layout that supports multi-generational living, making it suitable for families of different needs.

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.



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