



## Peartree House 194 The Highway, Pontypool, NP4 0PQ

Guide price £390,000



\*\*\*GUIDE PRICE £390,000-£410,000\*\*\* This well presented detached house on The Highway offers a delightful blend of comfort and convenience. With two spacious reception rooms, this property is perfect for both relaxation and entertaining guests. The three inviting bedrooms provide ample space for family living or accommodating visitors, ensuring everyone has their own retreat.

One of the standout features of this property is the double garage, a rare find in such a sought after location.

The surrounding area boasts a friendly community atmosphere, with local amenities and transport links just a stone's throw away, making it an ideal choice for families and professionals alike. This property truly represents a wonderful opportunity to secure a home in a desirable neighbourhood. Whether you are looking to settle down or invest, this house is sure to impress.





MAIN DESCRIPTION

Located in a highly desirable residential area, this beautifully presented three bedroom detached home offers spacious, modern living within easy reach of local schools, shops, amenities, and excellent road and rail links. Ideal for families or professionals seeking comfort and convenience, this property is a must see.

Upon entering, you are welcomed into a bright and spacious entrance hall with skylight and stairs rising to the first floor. A modern ground floor WC features a vanity wash hand basin, low level WC, and a window to the front.

The property boasts generous living accommodation, including a stylish bay fronted lounge and an additional sitting room with a side window, offering flexible space for family living or working from home.

To the rear, the heart of the home is the expansive open-plan kitchen/diner. Fitted with a contemporary range of base and wall units, the kitchen also benefits from a large central island, integrated appliances including a fridge/freezer, electric double oven, electric hob, microwave, and dishwasher. A window and door provide views and access to the rear garden, creating a wonderful space for entertaining.

The adjoining utility room is equally well appointed, with further base and wall units, an integrated freezer, plumbing for a washing machine, space for a tumble dryer, and an additional window and door to the rear.

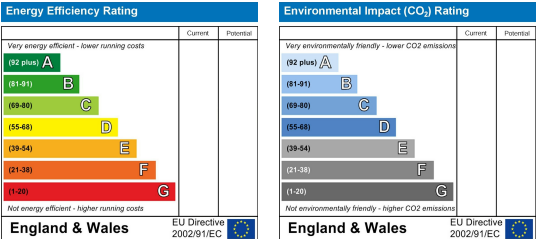
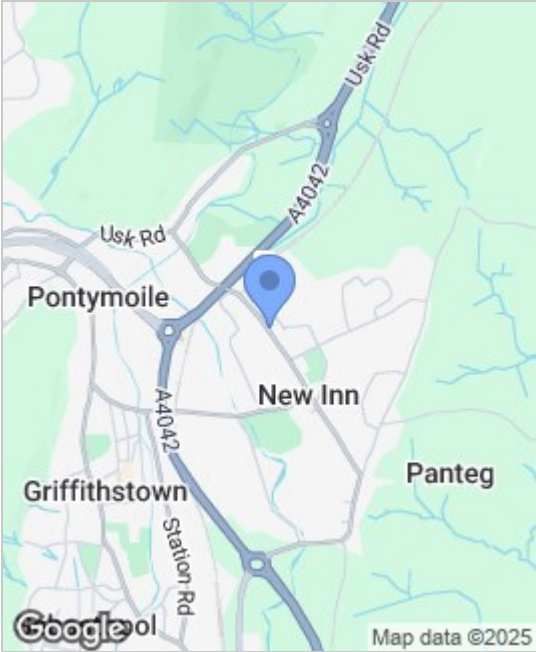
To the first floor there are three generously sized bedrooms. The impressive master bedroom features a dedicated dressing area, a window to the rear, and access to the luxurious family bathroom both from the bedroom and landing.

The bathroom is beautifully fitted with a freestanding bath, a spacious walk-in shower with rainfall showerhead, two vanity wash hand basins, a low-level WC, and a window to the rear.

Outside, the rear garden has been designed for low maintenance living, with a stylish patio area, steps leading up to an artificial lawn, and ample space for outdoor entertaining. Side access and a rear gate provide access to a detached double garage.

The front garden is enclosed and laid to lawn, adding to the property's kerb appeal.

TENURE: FREEHOLD  
COUNCIL TAX BAND: F  
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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