



## 49 Golf Road, Pontypool, NP4 0PR

### Asking price £220,000



Nestled on Golf Road in New Inn, this delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient living space. With one well-proportioned bedroom, this property is ideal for individuals or couples looking for a peaceful retreat.

The location of this bungalow is another significant benefit. New Inn is a lovely area that offers a blend of tranquillity and accessibility, with local amenities and transport links nearby. Whether you enjoy leisurely walks in the countryside or prefer the convenience of nearby shops and services, this property caters to a variety of lifestyles.

In summary, this semi-detached bungalow on Golf Road is a fantastic opportunity for anyone looking to settle in a serene environment without the hassle of a chain. With its charming features and prime location, it is sure to attract interest from a range of buyers. Do not miss the chance to make this lovely bungalow your new home.



## MAIN DESCRIPTION

A well-presented semi-detached bungalow located in a sought-after area, offering excellent road links and convenient bus routes nearby. This property would make an ideal purchase for a retiree, downsizer, or professional person seeking comfortable single-level living.

The accommodation begins with an entrance hall providing access to a useful storage cupboard. The lounge is a bright and welcoming space, featuring a window to the front elevation allowing plenty of natural light.

The fitted kitchen is equipped with a range of base and wall units and benefits from a window to the rear and a door to the side. Appliances include a gas hob with electric oven, with plumbing in place for a washing machine and space for a fridge/freezer.

The bedroom is positioned to the rear of the property and enjoys a pleasant outlook over the garden. The wet room is fitted with a shower enclosure, pedestal wash hand basin, and low-level WC, offering practical and accessible facilities.

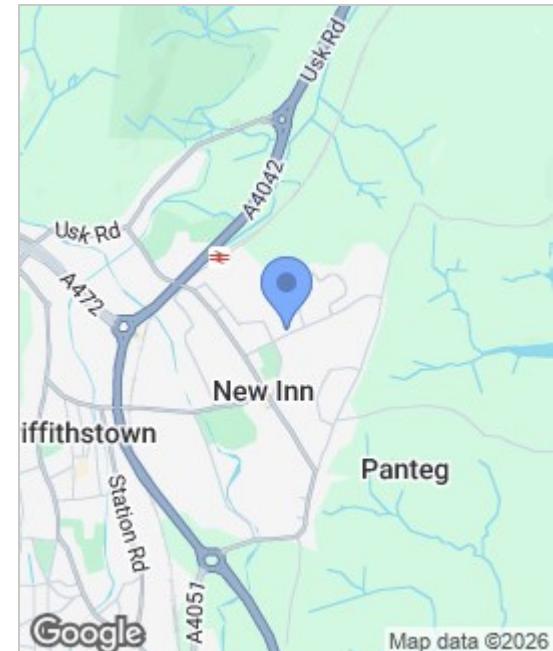
Externally, the enclosed rear garden is designed for low maintenance and features a paved seating area, decked area, garden shed, and a side gate providing access to the front of the property. The front of the bungalow offers off-road parking.

Offered for sale with no onward chain, this property represents an excellent opportunity and must be viewed to be fully appreciated.

TENURE: FREEHOLD

COUNCIL TAX BAND: B

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.



**Ground Floor**  
Approx. 41.8 sq. metres (449.6 sq. feet)



Total area: approx. 41.8 sq. metres (449.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		89
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		67	
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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