



98 Golf Road, Pontypool, NP4 0QW

Guide price £330,000



One2One Estate Agents are pleased to offer for sale this detached family home located in the popular residential area of New Inn, with easy access to local shops, schools and amenities. The property is in an elevated position with steps leading to the front door. The property briefly comprises porch with plenty of space for coats and shoes, entrance hall...



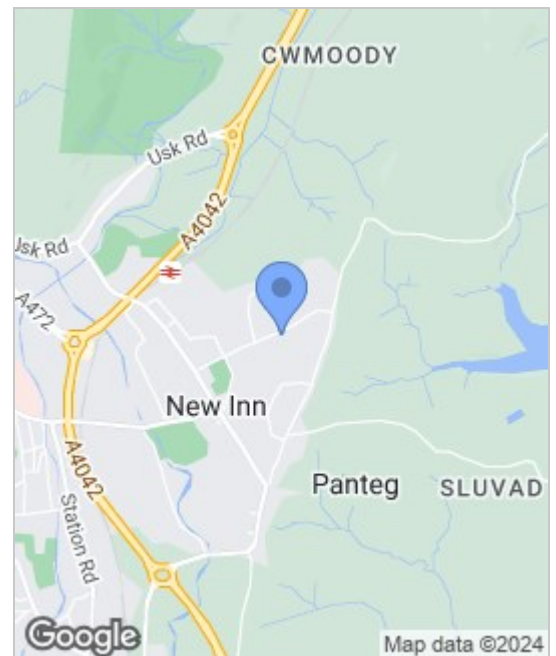
MAIN DESCRIPTION

*** GUIDE PRICE £330,000 -

£340,000 ***One2One Estate

Agents are pleased to offer for sale this detached family home located in the popular residential area of New Inn, with easy access to local shops, schools and amenities. The property is in an elevated position with steps leading to the front door. The property briefly comprises porch with plenty of space for coats and shoes, entrance hall, storage cupboard, stairs to first floor and access to ground floor accommodation. The spacious lounge has windows to front and side providing plenty of natural light and pleasant views across the countryside and multi fuel burner. The fitted kitchen/diner offers a range of base and wall units, worksurface over, plumbing for dishwasher, electric oven and hob, space for family dining table and chairs and door giving access to a utility room with space for white goods as well as rear door access into a courtyard area of the garden. To the remainder of the ground floor are two double bedrooms and bathroom comprising Jacuzzi bath with shower over head, W.C and hand basin. To the first floor are two further double bedrooms and a family shower room comprising low level wc, vanity wash hand basin and shower cubicle. To the rear is an enclosed garden with courtyard area, summer house with bi fold doors making it ideal for entertaining, artificial lawn, steps to a further artificial lawn area and access to driveway. Lastly to the rear is a door to a workshop. VIEWING RECOMMENDED.

COUNCIL TAX BAND: E



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	83		
<p>Very energy efficient - lower running costs</p> <p>92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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