



Sheppard
& Bear

The Highway | New Inn | Pontypool | NP4 0PN

Price £179,000



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Nestled in the charming village of New Inn, Pontypool, this delightful mid-terrace house offers a perfect blend of comfort and convenience. As you step through the welcoming entrance hall, you are greeted by a spacious lounge and dining room, ideal for both relaxation and entertaining. The well-appointed kitchen, accompanied by a utility room, provides ample space for culinary pursuits and everyday living.

The first floor boasts two generously sized double bedrooms, ensuring plenty of room for rest and personal space. A fitted bathroom completes this level, catering to all your needs.

Outside, the property features a low maintenance courtyard garden, perfect for enjoying the fresh air and alfresco dining. The location is particularly advantageous, with a variety of local amenities within easy reach, making daily errands a breeze. Additionally, a bus stop nearby offers excellent transport links, connecting you to the wider area.

- Two double bedrooms
- Welcoming entrance hall
- Kitchen and separate utility room
- Charming courtyard garden
- Bus stop nearby
- End of terrace
- Lounge and dining room
- First-floor bathroom
- Close to village amenities
- No onward chain

Entrance hall

13'4 x 6'0 (4.06m x 1.83m)

Door to front, Upvc double glazed window to front, stairs to first floor with storage under, cloak cupboard, radiator, door to:

Lounge/dining room

17'9 x 13'4 max (5.41m x 4.06m max)

Upvc double glazed window to rear, radiator, electric fire with surround and hearth, fitted carpet, door to:





Kitchen

20'0 x 6'3 (6.1m x 1.91m)

Two Upvc double glazed windows to side, door to side offering access to garden. Fitted with a range off base and eye level units, stainless steel sink unit with mixer taps, built in electric oven and ceramic hob and extractor over, radiator. The stopcock is located here along with the combi boiler. Door to:

Utility room

6'2 x 6'4 (1.88m x 1.93m)

Two Upvc obscure double glazed windows to side, radiator, base unit with sink and mixer tap.

First floor landing

Loft access, fitted carpet, doors to all rooms.

Bedroom one

10'2 to wardrobes x 9'11 (3.1m to wardrobes x 3.02m)

Two Upvc double glazed windows to front, radiator, fitted carpet, built in wardrobes.

Bedroom two

12'9 max x 9'0 (3.89m max x 2.74m)

Upvc double glazed window to rear, radiator, fitted carpet, built in wardrobes.

Bathroom

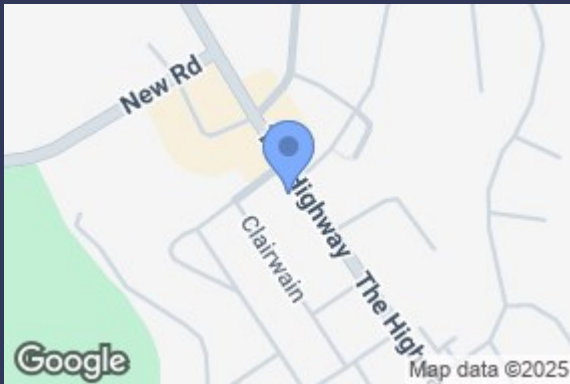
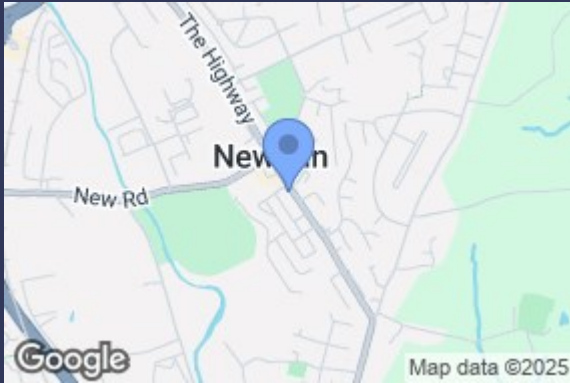
Three piece suite comprising bath with mixer taps to shower, pedestal wash hand basin and close coupled WC. Extractor fan and radiator.

Courtyard garden

Laid to patio. Sunny aspect.







Council Tax Band C EPC Rating E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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