



PONTNEWYDD

Guide price £170,000



 ARCHER & Co

[www.archerandco.com](http://www.archerandco.com)

To book a viewing call 01633 449884



# 11 DINGLE LANE

Pontnewydd, Cwmbran, Torfaen NP44 1ET



Ideal first time buy  
Freehold  
Close to local shops and amenities

Discover the epitome of cozy living in this inviting two-bedroom mid-terraced property on Dingle Lane, Pontynewydd. Perfect for first-time buyers, professional couples, or small families, this home offers convenience and comfort. Situated within close proximity to connecting roads,

Cwmbran town centre, local shops, and other amenities, every necessity is within reach. Inside, you have comfortable living spaces, downstairs toilet and two well-sized bedrooms await. With a generous rear garden perfect for relaxation, and nearby schools ensuring convenience for families, this residence embodies practicality and charm.





Guide price  
£170,000



### KEY FEATURES

- Potentially no chain
- Two double bedrooms
- Open plan living space
- Upstairs bathroom
- Great community
- Generous rear garden



# STEP INSIDE



Step inside this welcoming abode on Dingle Lane and be greeted by a spacious entrance hall offering access to the beautifully decorated lounge, open plan modern kitchen and stairs leading to the first floor.

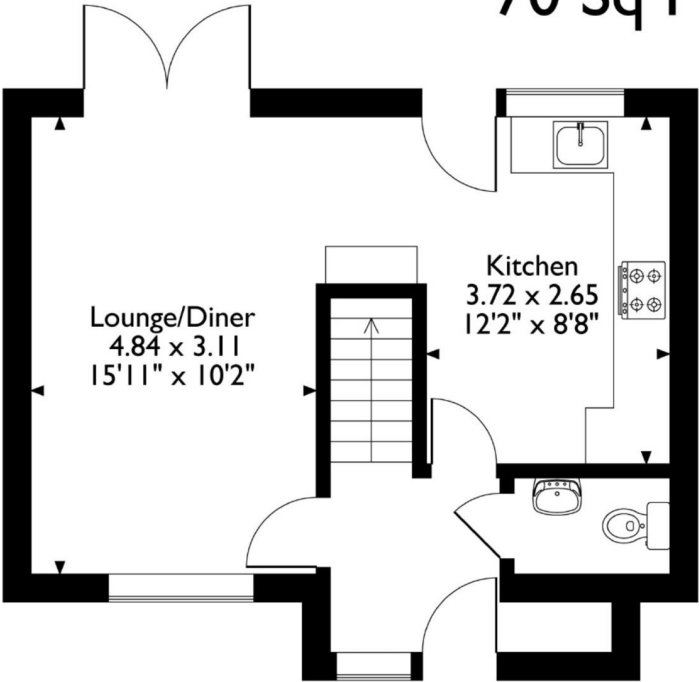
The lounge boasts a creating cozy atmosphere, with wrap-around access leading seamlessly into the well-appointed kitchen.

The ground floor provides ample space for entertaining, while the kitchen features fitted units and wall-based units, as well as convenient access to the rear garden, perfect for al fresco dining.

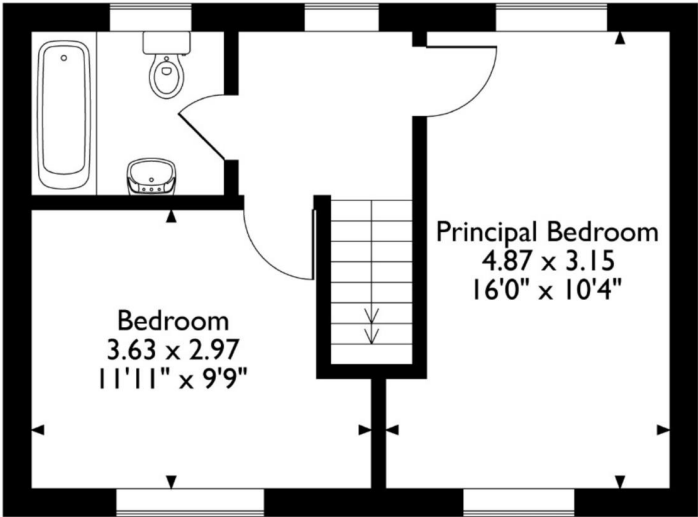


Approximate Gross Internal Area

70 Sq M/754 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascend the stairs to the first floor where you'll find two double bedrooms and a family bathroom.

The principal bedroom impresses with its generous proportions, ensuring comfort and relaxation.



# STEP OUTSIDE



Step outside Dingle Lane where you are greeted at the front by a charming, low-maintenance garden featuring a patio and a neatly laid lawn. This space offers the perfect spot for morning coffee or relaxing with a book.

To the rear, you'll discover a generous-sized garden, ideal for families and al fresco dining. This outdoor haven boasts a lovely decking area, perfect for summer barbecues and evening drinks. The well-maintained lawn provides ample space for children's play and gardening enthusiasts. Both gardens are designed to offer a blend of practicality and beauty, making outdoor living a pleasure year-round.

#### AGENTS NOTE:

- This sale is in relation to a member of the Archer & Co staff.
- Please note that this property is of Wimpey No Fines construction.

## INFORMATION

Postcode: NP44 1ET  
Tenure: Freehold  
Tax Band: C  
Heating: Gas  
Drainage: Mains  
EPC: D








## DIRECTIONS

Head west on Commercial Street towards Ty Box Cosel, continue onto Mount Pleasant Road, in 0.3 miles turn left onto Mynydd Maen Road, then take the second right onto Dingle Ln; your destination will be on the right.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

25 Bridge Street, Usk, NP15 1BQ  
 01633 449884  
 newport@archerandco.com  
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.