



PENYGARN

Offers over £325,000



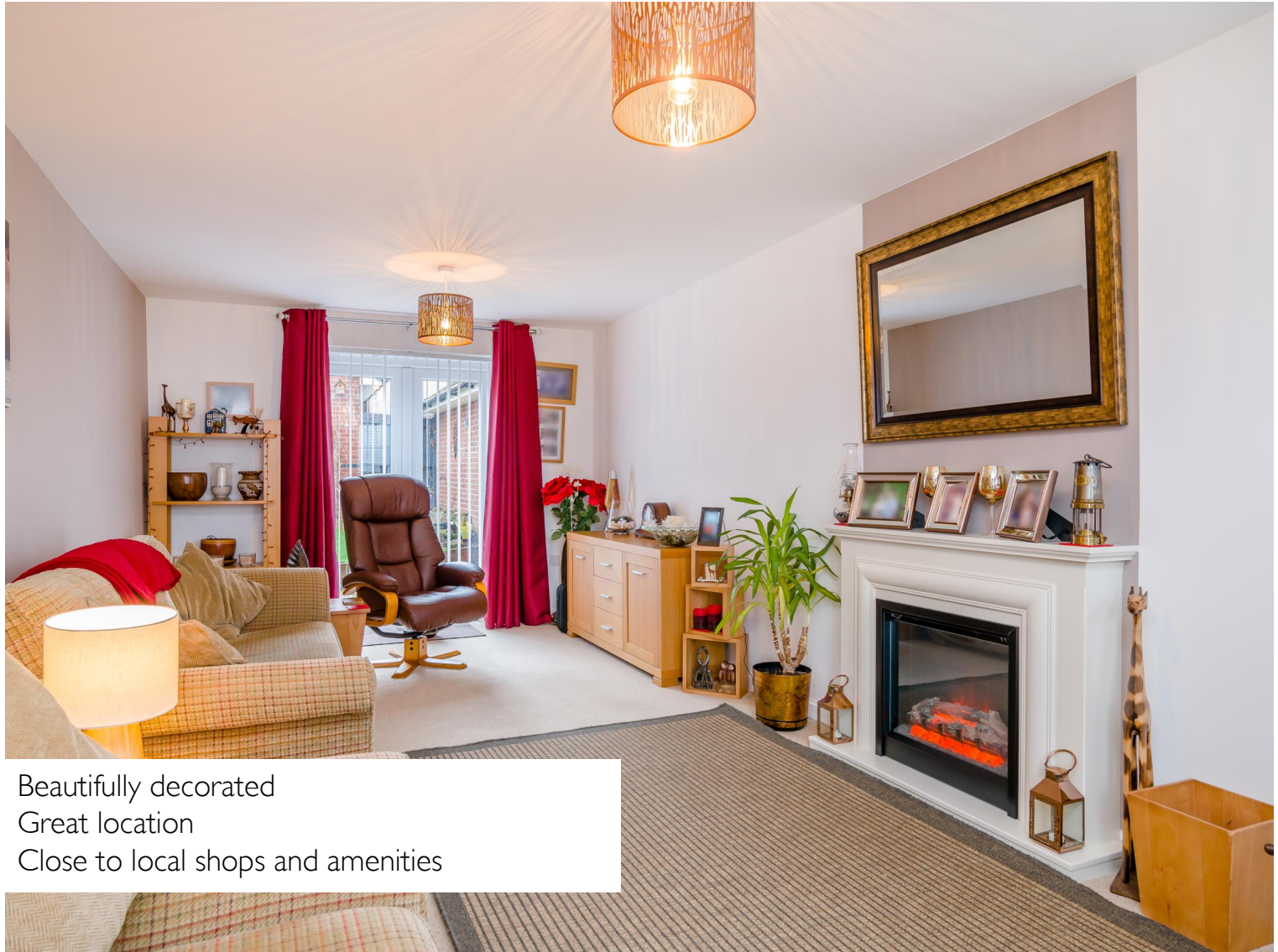
 ARCHER & Co

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36 JOHN JOBBINS WAY

Penygam, Pontypool, Torfaen NP4 8EG



Beautifully decorated
Great location
Close to local shops and amenities

Situated in the popular area of Penygam, Pontypool, John Jobbins Way is a modern and well-presented four-bedroom detached home, perfect for family living. Built in 2016, it offers a stylish and practical layout, featuring a spacious kitchen/diner ideal for entertaining, along with a bright and airy lounge for relaxation. A convenient downstairs WC adds to the home's functionality. Upstairs, you have a bedroom that benefits from its own en-suite, while three further well sized bedrooms share a sleek main bathroom. Outside, a detached garage and a driveway provide ample parking.

The property is ideally located close to Pontypool Park, offering scenic canal and mountain walks, perfect for outdoor lovers. Local schools and amenities are also within easy reach, making this a fantastic home for families looking for space, convenience, and modern living.

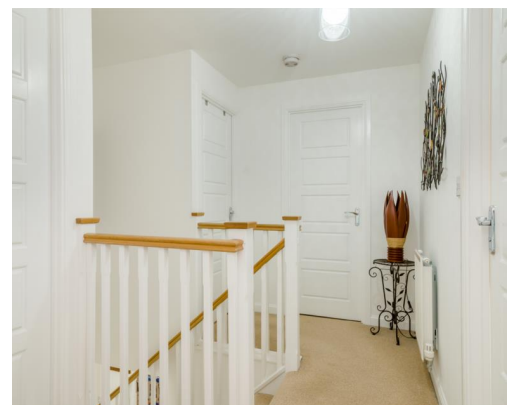


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KEY FEATURES

- Detached
- Four bedrooms
- Opened planned kitchen diner
- Low maintenance garden
- Ensuite
- Detached garage



STEP INSIDE

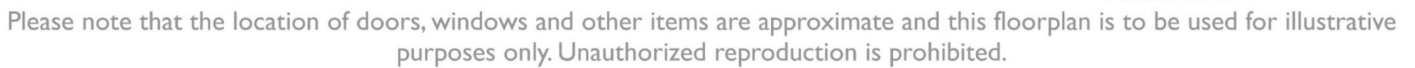


Step inside John Jobbins Way and immediately feel the modern charm of this spacious family home.

The hallway leads to a bright and airy living room to the right, featuring French doors that open onto the rear garden, creating a seamless connection between indoor and outdoor living.

Just off the hallway, the open-plan kitchen/diner is perfect for contemporary living, offering plenty of space for both cooking and entertaining.

The kitchen is fully equipped with modern appliances and ample storage, making it a functional and stylish heart of the home. A handy downstairs WC adds convenience.



The remaining bedrooms share a sleek, contemporary main bathroom.

STEP OUTSIDE



The front of John Jobbins Way is designed for minimal upkeep, featuring a sleek, low-maintenance garden with stylish steps leading up to the front door. To the side, a generous driveway offers plenty of parking space, with access to the detached garage and a side entrance to the rear garden. At the back, the garden is equally low maintenance perfect for outdoor living. A designated seating area creates an ideal spot for relaxing or entertaining, making it easy to enjoy the outdoor space with minimal effort.

INFORMATION

Postcode: NP4 8EG
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: B





DIRECTIONS

Head East on Penygarn Road toward St David's Close, Turn left to stay on Penygarn Road, then Turn left onto Chapel Walk, then left again onto John Jobbins Way, Continue on John Jobbins Way and the property is number 36.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		94
B (81-91)	84	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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



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