



PONTHIR

Offers over £255,000



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# 21 HAFOD ROAD

Ponthir, Newport, Newport NP18 1GN



Ideal for families and first time buyers  
Multi-functional basement  
Sold with no onward chain

Located on the sought-after Hafod Road in the quiet village of Ponthir, this well-presented three-storey, three-bedroom semi-detached home offers spacious and versatile living accommodation. Recently improved by the current owners, the property is ideal for both first-time buyers and growing families alike. Set over three floors, the layout offers modern, flexible living spaces to suit a variety of needs. Situated in a peaceful residential area, the home benefits from local amenities within easy reach and excellent transport links. It is also conveniently located close to the historic Roman village of Caerleon, offering a wealth of cultural heritage, and just a short drive from Cwmbran, which provides a wide range of shops, restaurants, and leisure facilities. Offered with no onward chain.





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## KEY FEATURES

- No onward chain
- Three storey property
- Three bedrooms
- Low maintenance rear garden
- Great location
- Integrated garage





# STEP INSIDE



As you step inside this well-presented home, you are welcomed into a bright entrance hall. Immediately to your right, you'll find a stylish and functional kitchen offering ample storage, workspace, and room for a dining table, perfect for everyday meals or entertaining.

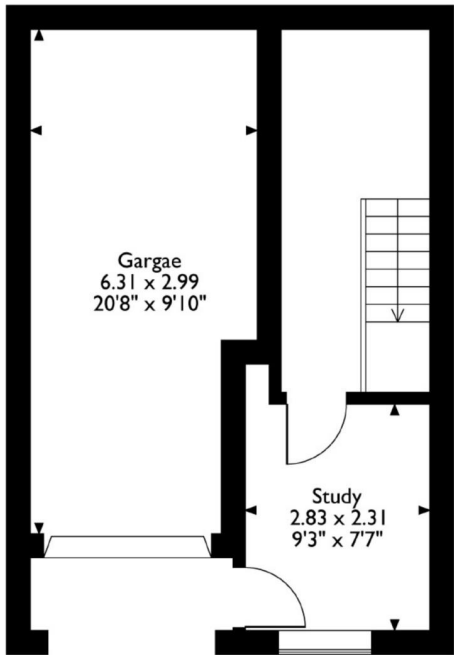
Continuing along the hallway, you'll reach the spacious family lounge. This inviting room features a newly fitted wood-burning stove, creating a warm and cosy focal point, while large rear-facing windows flood the space with natural light and offer views over the garden.

A door from the hallway leads down to the ground floor/basement level, a versatile space that can be used as a fourth bedroom, home office, gym, or additional storage.

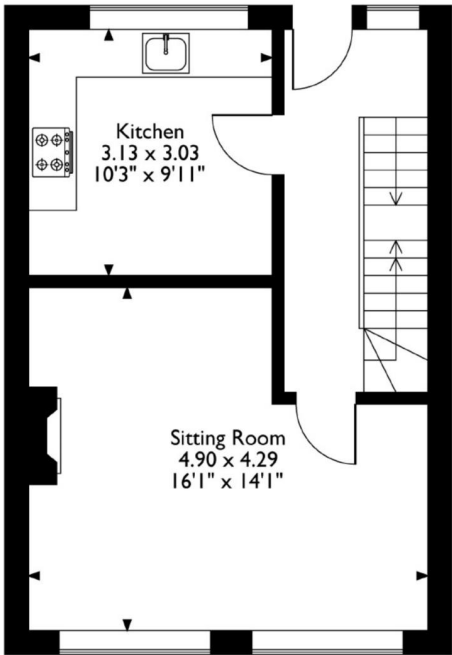
From here, you also have direct access to the rear garden, making it ideal for indoor-outdoor living or separate guest accommodation.

Approximate Gross Internal Area

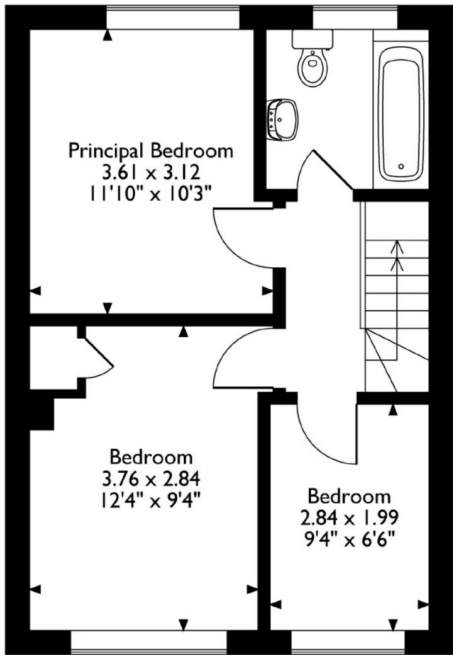
114 Sq M/1227 Sq Ft



Lower Ground Floor



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.

Upstairs on the first floor, the property offers three well-proportioned bedrooms, two doubles and a comfortable single, alongside a modern family bathroom.

Each room is light and airy, offering a blank canvas ready to be styled to suit your needs.

This thoughtfully arranged home offers flexible living across three levels, perfectly suited to modern family life or those looking for additional work-from-home space.



# STEP OUTSIDE



To the front of the property, you'll find a concrete path laid to lawn, with steps leading up to the main entrance, creating a welcoming approach. The rear garden offers a practical and low-maintenance outdoor space, featuring a combination of concrete, lawn, and a raised decking area, perfect for relaxing or entertaining. The garden also provides access to the internal garage, adding further convenience and useful storage options to this well-appointed home.

#### AGENT NOTE:

There is a shared lane access to the rear.

## INFORMATION

Postcode: NP18 1GN

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: F







## DIRECTIONS

What3words: ///trend.combining.reason





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

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