



# ABERSYCHAN

Offers over **£620,000**



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# SUNNYBANK

Old Lane, Abersychan, Pontypool, Torfaen NP4 7DG



0.40 acre plot  
3412 square ft  
Detached garage

This impressive four/five-bedroom residence on Old Lane, Abersychan, spans an exceptional 3,412 sq. ft. and offers a rare combination of space, character, and versatility. Beautifully maintained by the current owners, the property is presented in fantastic condition, enriched throughout with traditional features that add warmth and charm.

The left wing of the second floor has been successfully operated as an Airbnb, providing an excellent additional income opportunity alongside the home's appeal as a spacious family residence. The heart of the property is a substantial open-plan kitchen and dining area, complemented by a practical utility/boot room. A striking drawing room offers an elegant space for entertaining, while the expansive principal bedroom creates a luxurious retreat.

Externally, the home sits on a generous 0.40-acre plot, benefitting from a detached garage and a large driveway with ample parking for multiple vehicles. The grounds offer both privacy and space for outdoor enjoyment.

Located within close proximity to local schools, shops, and amenities, this property is perfectly placed for family living. With its impressive size, flexible layout, and well-kept presentation, it is an outstanding opportunity for those seeking a forever home with the added benefit of proven earning potential.





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### KEY FEATURES

- Four/Five bedroom property
- Traditional features throughout
- 3412 square ft
- 0.40 acre plot
- Detached garage
- Large kitchen diner





# STEP INSIDE



Step in through the welcoming porch into the bright and spacious entrance hallway, where you are greeted with a sense of grandeur and character.

From here, you have access to multiple rooms. To the right, the inviting sitting room offers a cosy space to relax, while the impressive drawing room provides a larger, elegant setting for entertaining.

From the drawing room, you can also step into the study, a perfect spot for working from home.

The hallway also gives access to a useful storage room and a downstairs WC, as well as leading into the very large open-plan dining room, ideal for hosting family gatherings.

From here, the kitchen awaits, a true heart of the home, complete with a built-in Aga, central kitchen island, and access into the practical utility/boot room.



### First Floor

Throughout this remarkable property, you will discover an array of beautiful traditional features, including ornate fireplaces, decorative architraves, and original tiled details, all of which enrich the home with charm and timeless appeal.



# STEP OUTSIDE



Sunnybank is set within a generous 0.40-acre plot, offering both space and privacy in a beautifully maintained setting. A detached garage and a large driveway provide ample parking for multiple vehicles, making it practical as well as picturesque.

The grounds are adorned with a variety of mature trees and shrubs that frame the property, creating a sense of tranquility and natural beauty. The gardens have been lovingly cared for by the current owners and are bathed in sunlight throughout the day, making them ideal for outdoor enjoyment. Whether hosting guests, enjoying family gatherings, or celebrating special occasions, the expansive outdoor spaces at Sunnybank provide the perfect backdrop for memorable moments.

## INFORMATION

Postcode: NP4 7DG

Tenure: Freehold

Tax Band: F

Heating: Gas

Drainage: Mains

EPC: D







## DIRECTIONS

What3wordsL ///guidebook.internet.sprains





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(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		

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