



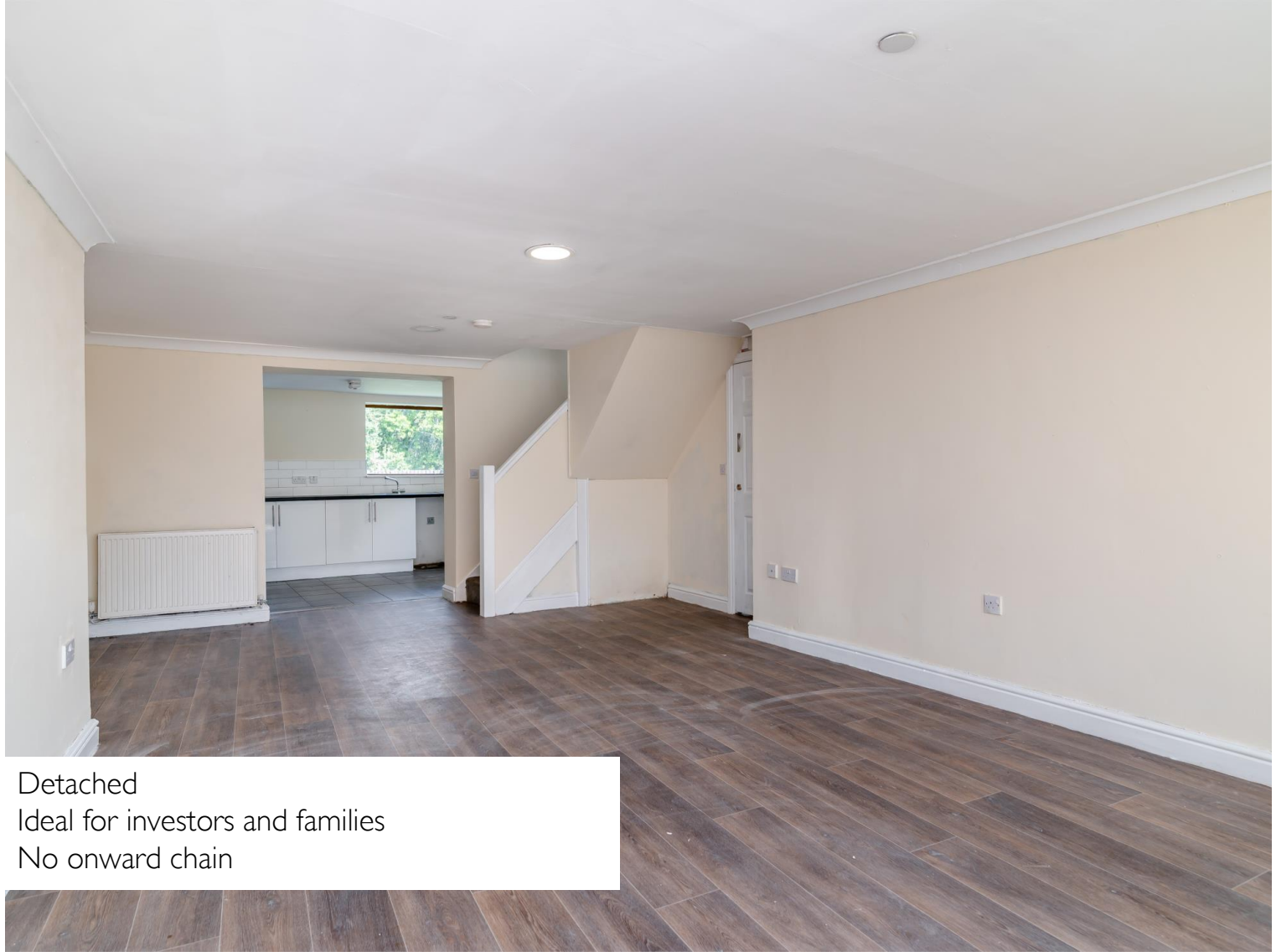
PENTWYN, ABERSYCHAN

Offers Over **£300,000**



2 OLD HOUSES

Abersychan, Pontypool, Torfaen NP4 7TW



Detached
Ideal for investors and families
No onward chain

Nestled in the sought-after area of Pentwyn, Abersychan, this four-bedroom detached property is offered to the market with no onward chain, presenting a superb opportunity for both investors and families alike. The home boasts spacious and versatile accommodation throughout, with generously sized rooms offering fantastic potential for modernisation or personalisation to suit a variety of lifestyles. Set on a generous plot, the property benefits from ample outdoor space, ideal for family living, entertaining, or future development.

Conveniently located, this home is within close proximity to well-regarded local schools, shops, and a wide range of amenities, making everyday living both practical and comfortable. Excellent transport links are also nearby, providing easy access to surrounding towns and cities. With its desirable location, flexible layout, and significant scope for improvement, this property represents a fantastic blank canvas ready to be transformed into a wonderful family home or a rewarding investment. Early viewing is highly recommended.



Offers Over
£300,000



KEY FEATURES

- No onward chain
- Detached
- Ideal for investors and families
- Integrated garage
- Off road parking
- Great levels of potential



STEP INSIDE

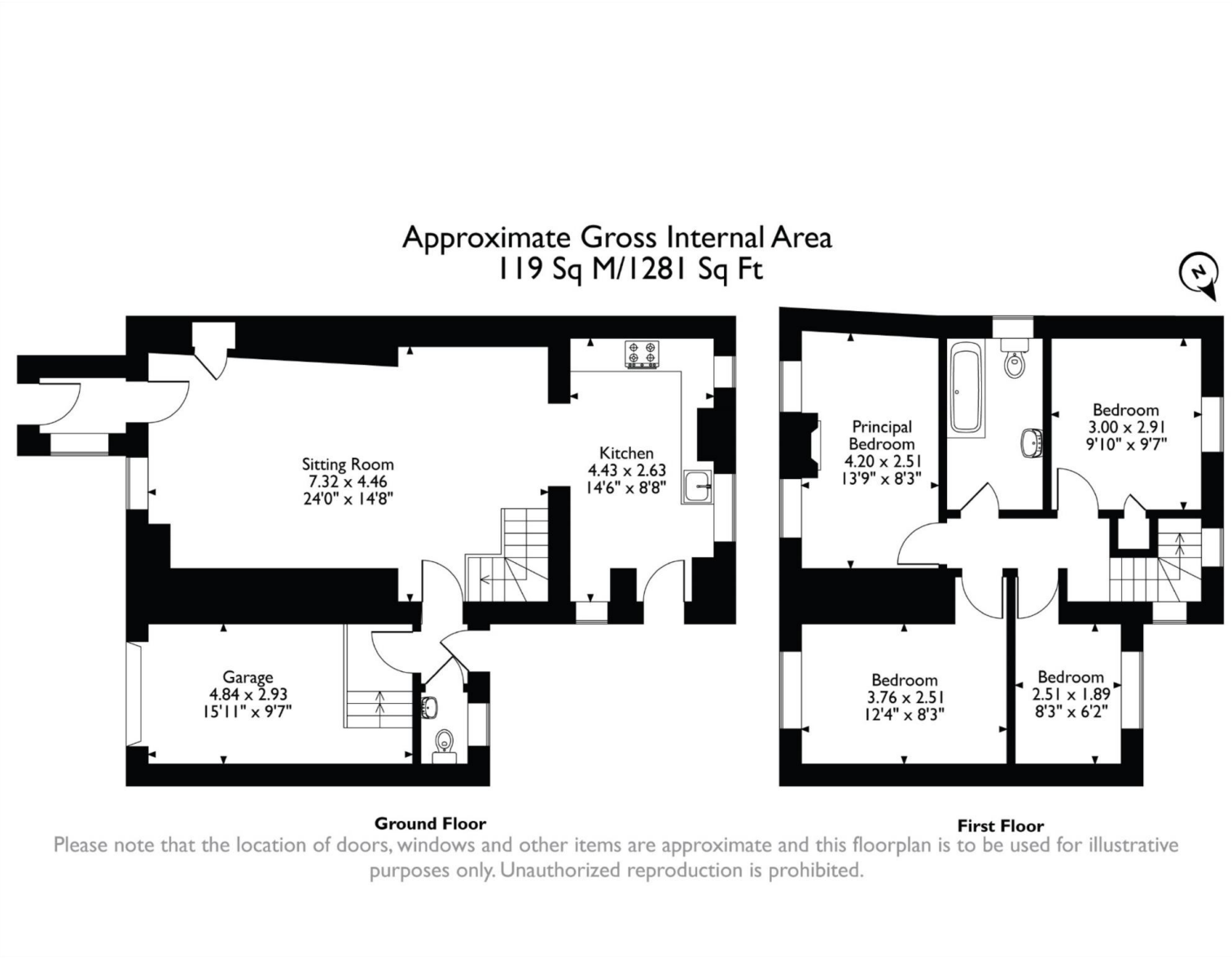


As you step into the property, you are welcomed by a convenient entrance porch, perfect for storing coats and shoes.

From here, you enter a generously sized sitting room which offers a bright and spacious living area, ideal for relaxing or entertaining. The sitting room is open plan to the kitchen/diner, creating a sociable and versatile space that can be adapted to suit a range of needs.

From the sitting room, you also have access to a downstairs WC, internal access to the garage, and stairs rising to the first floor.

The kitchen/diner provides ample room for a family dining area and features a door leading out to the enclosed rear garden, perfect for outdoor enjoyment.



Upstairs, the first floor offers four well-proportioned bedrooms and a family bathroom, making it ideal for growing families.

The property is exceptionally spacious throughout and offers excellent potential for customisation and improvement to create your perfect home.

STEP OUTSIDE



To the front of the property, you'll find a spacious driveway providing off-road parking for multiple vehicles, along with access to the integral garage, ideal for additional storage or secure parking. A side gate offers convenient access to the rear garden, ensuring ease of movement around the property.

To the rear, the garden is designed with low maintenance in mind, featuring artificial lawn and a decked seating area, perfect for outdoor dining, relaxing, or entertaining. This private outdoor space offers a great area for families or those who enjoy spending time outside.

INFORMATION

Postcode: NP4 7TW

Tenure: Freehold

Tax Band: B

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

WHAT3WORDS: [///custodial.scatter.king](https://custodial.scatter.king)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		86
B (81-91)		
C (69-80)		
D (55-68)	67	
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



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.