



## Prescoch Lane, Pontypool

guide price £425,000

- Offered with no onward chain
- Impressive detached property finished to a high standard
- Good access via the A4042 to the M4 motorway in both directions
- A short walk from Pontypool Park and the Monmouthshire Brecon Canal
- Dining kitchen with island and doors out to the garden
- Dual aspect living room with oak flooring and



 4  2  2



## About the property

Offered with no onward chain, this impressive detached property offers spacious accommodation to include a large living room, dining kitchen with island and a master bedroom with dressing room and en suite.





## Accommodation

### Porch

Oak frame porch with a solid oak front door leading to the entrance hall.

### Entrance Hall

Ceiling light, storage cupboard, marble tiled flooring with decorative mosaic, doors to;

### Living Room

13' 8" x 21' 1" ( 4.17m x 6.43m )

Front and rear facing sash windows, oak beams to the ceiling, ceiling lights, fireplace with space for a log burning stove, oak flooring, wall lights.

### WC

Opaque glazed window, ceiling light, WC, wash hand basin with decorative tiled splashbacks.

### Dining Kitchen

Front and side facing windows, rear facing doors out to the garden, ceiling light, Oak fitted kitchen with a range of wall and base units and slate work surfaces over, Belfast sink, central island, space for appliances and range cooker.

### Utility

Door to back garden, slate worksurface with space and plumbing for washing machine and tumble drier, Belfast sink.

### First Floor Landing

Rear facing double height window, loft access leading to a large loft space that could be converted to provide extra accommodation (subject to any necessary planning permissions), linen storage cupboard, doors to;

### Master Bedroom

14' 4" x 13' 9" ( 4.37m x 4.19m )

Front and side facing windows, ceiling light, wall lights, pine wood flooring, doors to;

### Dressing Room

Ceiling light, shelving.

### En Suite

Opaque glazed window, ceiling light, WC, wash hand basin, double width shower cubicle, heated towel rail, fully tiled walls and flooring.

### Bedroom Two

11' 9" max x 12' 4" max ( 3.58m max x 3.76m max )

Front facing window, ceiling light, pine wood flooring.

### Bedroom Three

12' 4" x 14' 9" ( 3.76m x 4.50m )

Front and side facing window, ceiling light, pine wood flooring.

### Bedroom Four

9' 8" max x 10' 7" max ( 2.95m max x 3.23m max )

Rear facing window, ceiling light, pine wood flooring, wall mounted unit.

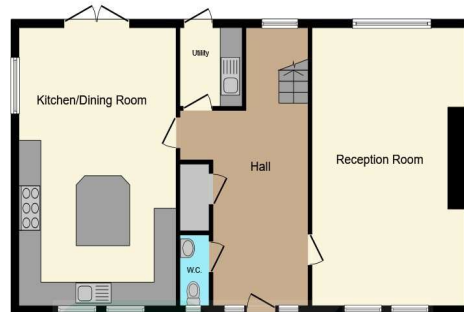
### Bathroom

Opaque glazed window, spot light, panel bath with hand held shower attachment, WC and wash hand basin, stainless steel ladder towel rail, fully tiled walls and flooring.

### Outside

To the side of the property is a parking area set behind large wooden gates and there is additional parking to the front of the property. There are two patio areas to the rear of the property making the most of the views across the valley, one featuring a large hand made pizza oven, providing an ideal space for outside dining and entertaining. The rest of the garden is laid to lawn arranged over a few terraces to take in the views across the valley. (please note part of the garden is leased for a peppercorn rent).

## Floorplan



**Ground Floor**



**First Floor**

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