

Selling with us

Property Details Approval Form

53 Wern Road,
Sebastopol, PONTYPOOL,
Gwent, Wales, NP4 5DT

Date: 07 May 2024

Property Ref and Version: CWM305496 - 0001

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |
| | 9. |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

£460,000

Tenure: Freehold

Key Features

- Spacious living accommodation
- Canal side setting
- Good road links to the M4 motorway network in both directions
- Highly sought after location
- Close to local amenities and local bus routes
- Walking distance to well established pub and restaurant
- Need a mortgage? Call us today to find out how we can get you moving!
- Council Tax Band - F
- EPC Rating: Awaited

Short Description

Located in the ever-popular area of Sebastopol within walking distance to local shops and amenities. The property is situated within easy commuting distance of Newport, Cardiff and Bristol with the M4 motorway accessible in both directions.

Long Description

This impressive five-bedroom detached property is nestled in the highly desirable area of Sebastopol, boasting easy access to a local primary school, amenities, and convenient bus routes. Situated overlooking the canal, it offers picturesque views and nearby cycle routes and walking paths perfect for family outings. The Open-Hearth pub and restaurant is just a stone's throw away.

Accessible via a wooden gated entrance, the property features a spacious driveway leading to the front. The front garden is adorned with trees, a lush lawn, and a delightful patio seating area, making it an ideal spot for relaxation and outdoor gatherings. Viewing is highly recommended to fully appreciate all that this property has to offer!

Directions

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Room Description

Entrance Hallway

Living Room

12' 2" x 12' 8" Max (3.71m x 3.86m Max)

Reception Room

12' 1" x 15' 6" (3.68m x 4.72m)

Lounge

19' 7" x 11' 1" (5.97m x 3.38m)

Kitchen

11' 6" x 7' 8" (3.51m x 2.34m)

Utility Room

12' 8" x 8' 3" (3.86m x 2.51m)

Landing

Bedroom One

15' 6" Max x 12' 1" (4.72m Max x 3.68m)

Dressing Room

15' 6" Max x 7' 9" (4.72m Max x 2.36m)

Bedroom Two

9' 6" x 8' 1" (2.90m x 2.46m)

Bedroom Three

11' 1" x 8' 1" (3.38m x 2.46m)

Bedroom Four

11' 4" x 6' 9" (3.45m x 2.06m)

Bedroom Five

11' 2" x 7' 3" (3.40m x 2.21m)

Family Bathroom

7' 1" x 8' 2" (2.16m x 2.49m)

Outside

Front

Gated entrance with drive leading to the front of the property with trees, a lawned garden and a patio seating area,

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Property Images



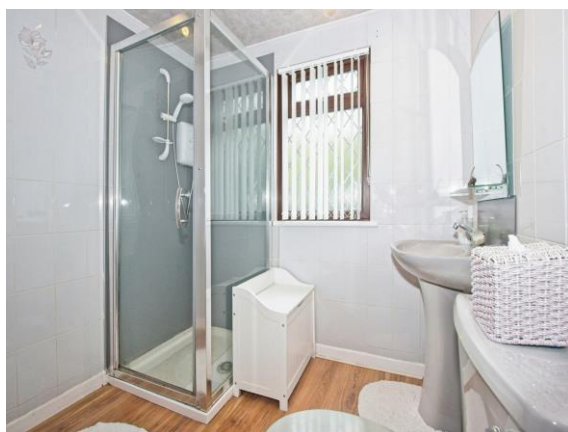
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Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Approval

Signature

Date

	Signature	Date
Daniel Palmer		
Mr P.L. Griffiths		