



# New Farm Cottage New Farm Cottage, Penyrheol

**£315,000**

- Offered with no onward chain
- Good access via the A4042 to the M4 motorway in both directions
- A short walk from Pontypool Park and the Monmouthshire Brecon Canal
- Detached property
- EPC Rating: E



 4  1  2



## Accommodation

### Entrance Hall

### Reception Room

14' 1" x 12' 1" ( 4.29m x 3.68m )

### Shower Room

8' 5" x 4' 4" ( 2.57m x 1.32m )

### Kitchen/Lounge

19' 4" x 16' 9" ( 5.89m x 5.11m )

### Utility Room

17' 2" x 8' 7" ( 5.23m x 2.62m )

### Conservatory

11' 3" x 8' 9" ( 3.43m x 2.67m )

### Landing

18' 6" x 7' 9" ( 5.64m x 2.36m )

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

### Bedroom One

8' 3" x 16' 9" ( 2.51m x 5.11m )

### Bedroom Two

10' 1" x 9' 4" ( 3.07m x 2.84m )

### Bedroom Three

11' 1" x 8' 7" ( 3.38m x 2.62m )

### Bedroom Four

7' 1" x 8' 7" ( 2.16m x 2.62m )

### Bathroom

### Shower Room

### Dressing Room

### Outside

Front: Off road parking for several vehicles.

Rear: Wrap-around garden with view spanning across the valley.