Cheshire & Co

independent sales & residential lettings specialists

Old Lane

Abersychan, NP4 7DG

Asking Price Of
£485,000

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Keron

Old Lane

Abersychan

Pontypool

NP4 7DG

EPC Rating 'TBC'

ENTRANCE PORCH
Access via front facing door housing panel glazed and leaded transoms, wooden flooring. Door to:

HALLWAY
Wooden flooring, radiator, twist and turn feature staircase to first floor, cloakroom/boot room housing condensing boiler, understairs chamber storage cupboard.

RECEPTION ROOM ONE
11' 10" x 8' 10" (3.61m x 2.69m)
Front facing double glazed window, wooden flooring, radiator.

CLOAKROOM
Side facing obscured double glazed window, wooden flooring, feature tiled back wall, low level w.c, vanity unit housing wash hand basin with mix tap, radiator.

RECEPTION ROOM TWO
14' 9" x 11' 10" (4.5m x 3.61m)
Front facing double glazed window, radiator, wooden flooring, shelving to one alcove.

KITCHEN/FAMILY ROOM
28' 5" x 20' 6" (8.66m x 6.25m)
Rear facing treble width sliding doors, wooden flooring, two radiators, fitted with an extensive range of base and wall mounted units, feature kitchen island housing soft close storage, complimentary work surfaces incorporate sink and drainer with mixer tap over, tiling to splash back areas. integrated seven ring gas hob and double electric oven with triple extractor hood situated over, plumbing for automatic dishwasher.

UTILITY ROOM
Side facing panel glazed door and obscured double glazed window, wood flooring, fitted with base and wall mounted units,. complimentary work surfaces over, tiling to splash back areas, sink and drainer with mixer tap over, plumbing for automatic washing machine and space for tumble dryer, radiator.

FIRST FLOOR

LANDING
Two front facing Velux windows, Eaves storage.

BEDROOM ONE
17' 6" x 12' 5" (5.33m x 3.78m)
Rear facing double glazed window, radiator.

ENSUITE
Side facing obscured double glazed window, fitted with a three piece suite comprising, low level w.c., pedestal wash hand basin, shower cubicle housing double headed shower, tiling to half walls, tiled flooring.

BEDROOM TWO
13' 7" x 10' 6" (4.14m x 3.2m)
Front facing double glazed window, radiator.

BEDROOM THREE
12' 10" x 11' 4" (3.91m x 3.45m)
Rear facing window, radiator.

BATHROOM
8'7 x 9'4 (2.62m x 2.84m)
Tiled flooring, wall mounted heated towel rail, fitted with a four piece suite comprising low level w.c., pedestal wash hand basin with mixer tap, shower cubicle offering double headed shower, bath with mixer tap over, front facing feature Velux window.

OUTSIDE REAR
Sitting in approx 2/3 of an acre this enchanting garden offers hosts of mature plants, shrubs and trees. A feature decked area measures 28.0 ft x 12.ft. Two separate storage sheds. A rolling lawn is enclosed by natural boundaries.

OUTSIDE FRONT
Enclosed by original stone walling that has been sympathetically restored, laid to lawn with a sweeping driveway affording generous parking leading to an independent garage.

Tenure: Freehold

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Council Tax Band:

Local Authority:

All measurements and floor plans are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it.

Any vehicular access/right of way mentioned must be verified by your legal advisors.

If the sales details mention any outbuildings, extensions or any improvements the purchaser must ask their legal advisor to confirm that the necessary permissions have been granted for these items.

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