



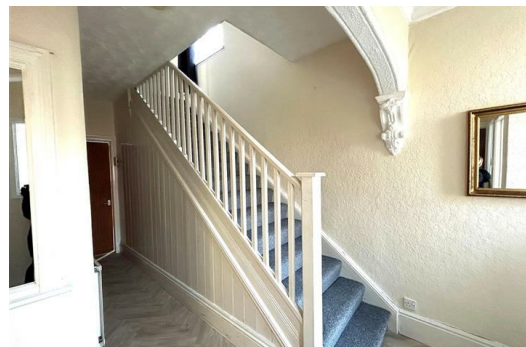
**2 Golf Road, New Inn, Pontypool, NP4 0PP**  
**£1,300 PCM**

SAGE & CO are delighted to offer for let this deceptively spacious and well-presented FOUR BEDROOM end-terrace property, located in the highly sought-after area of NEW INN

The property is ideally positioned close to local schools, shops, and public transport links. The ground floor briefly comprises an entrance hallway, TWO generous reception rooms, a modern kitchen/dining room with walk in pantry,, utility area with shower room, and a spacious conservatory overlooking playing fields. The conservatory leads out to a rear patio area and provides access to OFF ROAD PARKING. The property also benefits from an external office/store room. also outside storage room


To the first floor, there are four double bedrooms, two of which include built-in wardrobes and drawers, a spacious family bathroom, and a separate WC.  
Viewing is highly recommended to fully appreciate the space and location on offer.


AVAILABLE NOW



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
**Telephone:** 01633 838 888 **Email:** [cwmbran@sageandco.co.uk](mailto:cwmbran@sageandco.co.uk)

[www.sageandco.co.uk](http://www.sageandco.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	75
EU Directive 2002/91/EC 		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC 		
England & Wales		

