



94 Golf Road, Pontypool, NP4 0QW

Offers over £275,000



Nestled in the charming area of New Inn, this delightful semi-detached house on Golf Road offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

This home is not only a peaceful retreat but also conveniently located near local amenities, schools, and transport links. Whether you are looking to settle down or invest in a property with great potential, this semi-detached house on Golf Road is a wonderful opportunity not to be missed.



MAIN DESCRIPTION

We are delighted to offer for sale this well presented three-bedroom semi detached property, situated in the highly desirable area of New Inn. Ideally located within close proximity to reputable local schools, a wide range of amenities and shops, this property also benefits from excellent road links and public transport options, including nearby bus routes.

Upon entering the property, you are welcomed into a bright and inviting entrance hall featuring a modern composite front door and attractive parquet flooring, with stairs rising to the first floor.

The spacious lounge is flooded with natural light from a large front-facing window, offering lovely open views and featuring a characterful wood-burning stove — perfect for cosy evenings. An open archway leads through to the dining room, which has double doors opening directly to the rear garden, creating a seamless indoor outdoor living experience.

The modern fitted kitchen is well-equipped with a range of base and wall mounted units, complementary work surfaces, a gas hob with electric oven, and plumbing for a washing machine. Additional benefits include a handy pantry, built-in storage cupboard, a rear-facing window overlooking the garden, and a side door for convenient external access.

To the first floor are three bedrooms, two of which feature built-in wardrobes. The family bathroom comprises a panelled bath with shower over, low-level WC, and a pedestal wash hand

basin, with a rear window providing natural light.

Externally, the property boasts a private and enclosed rear garden with a paved patio area leading to a lawn with mature plants and shrubs. A rear gate provides access to a garage and driveway, offering off-road parking.

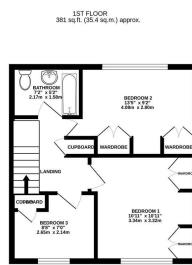
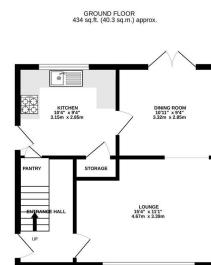
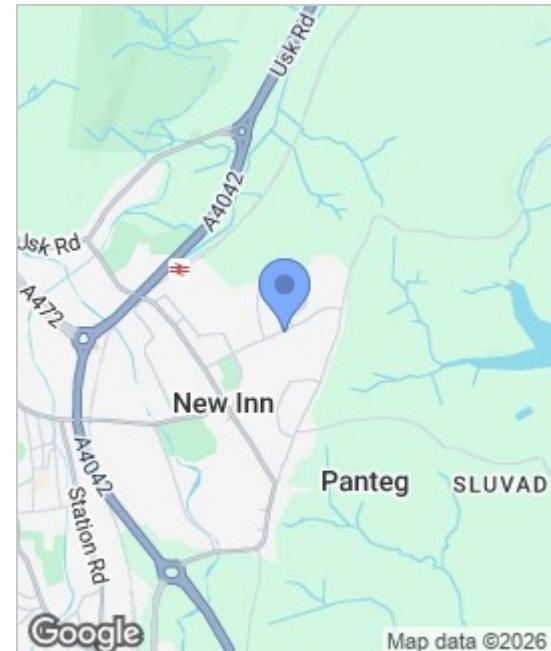
This property offers an excellent opportunity for families and first time buyers alike, and viewing is highly recommended to fully appreciate all that it has to offer.

Must be viewed to be fully appreciated!

TENURE: FREEHOLD

COUNCIL TAX BAND: D

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		65	
EU Directive 2002/91/EC			
England & Wales			

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

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