



1 Clos Harry, Pontypool, NP4 8GA

Guide price £260,000



GUIDE PRICE £260,000-£270,000 Nestled in the area of Clos Harry, Pontypool, this well-presented semi-detached house offers a delightful blend of comfort and style. With three bedrooms, this property is perfect for families or those seeking extra space. The layout includes a welcoming reception room, ideal for relaxation or entertaining guests.

For those with vehicles, the property provides parking for two vehicles, a valuable feature in this desirable location. The surrounding area offers a peaceful residential environment, making it an excellent choice for anyone looking to settle in a friendly community.

This semi-detached house in Clos Harry is not just a home; it is a lifestyle choice, combining comfort, practicality, and a sense of belonging. Whether you are a first-time buyer or looking to relocate, this property is sure to impress. Do not miss the opportunity to make this lovely house your new home.



MAIN DESCRIPTION

This well-presented three bedroom semi-detached property is ideally located close to local schools, shops and everyday amenities, with excellent road links and convenient bus routes nearby, making it perfect for families and commuters alike.

The accommodation briefly comprises a welcoming entrance hall with stairs rising to the first floor and a convenient ground floor WC. To the front of the property is a bright and comfortable lounge featuring a window that allows for plenty of natural light.

To the rear, the fitted kitchen/diner offers a range of base and wall units, incorporating a gas hob and electric oven. There is space for a fridge/freezer, plumbing for a washing machine, and ample room for a dining table and chairs — ideal for family meals and entertaining. A useful under-stairs storage cupboard provides additional practicality. The kitchen benefits from a rear-facing window and doors opening directly onto the garden.

To the first floor are three well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, comprising a shower cubicle, low level WC and pedestal wash hand basin. The remaining bedrooms are served by a family bathroom fitted with a panelled bath with shower over, pedestal wash hand basin and low level WC.

Externally, the property boasts an enclosed rear garden with side

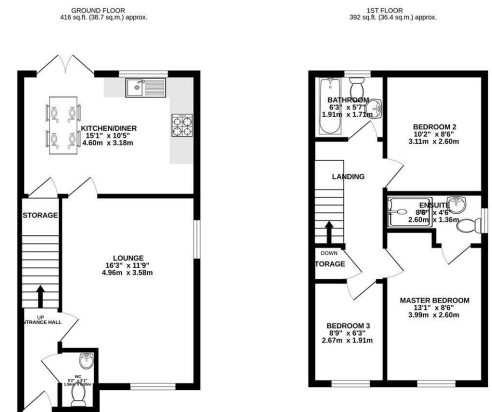
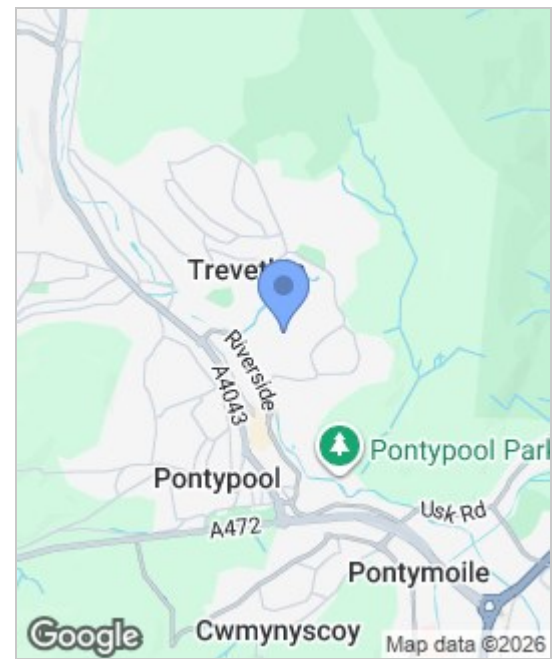
access, featuring a decked seating area and lawn — perfect for outdoor relaxation. To the front, there is off-road parking.

Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

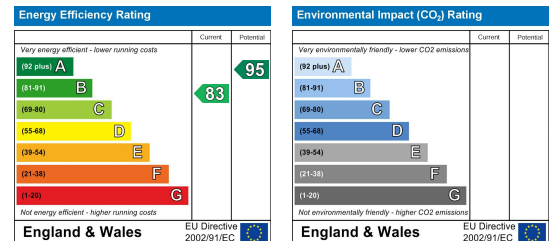
TENURE: FREEHOLD

COUNCIL TAX BAND: E

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.



TOTAL FLOOR AREA: 811 sq ft (75.1 sq m) approx.
These energy efficiency ratings were calculated using the Standard Assessment Procedure (SAP) 10.2. The energy efficiency rating is based on the SAP 10.2. The energy efficiency rating is based on the SAP 10.2. The energy efficiency rating is based on the SAP 10.2.



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