



DAVIS  
& SONS

1st in Wales

established 1747

10 John Street  
Pontypool Monmouthshire NP4 6LA



Ref: PRC13124

**£950 Monthly**

Davis and Sons are please to offer for let this renovated modern spacious family home.

Situated within just a short walk into Pontypool town centre, nearby schools and amenities.

The property consists of Lounge/ dining room , modern kitchen and bathroom, three spacious bedrooms and rear garden.

Fully double glazed with Gas powered central heating .

Council tax band B

**ESTATE AGENTS • RESIDENTIAL PROPERTY MANAGEMENT • COMMERCIAL AGENTS**

Every care has been taken in drawing up these particulars and they are believed to be correct, but their accuracy is not guaranteed and neither do they constitute an offer or contract, nor any part of an offer or contract.

Partners:  
Chris Davis MNAEA

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Fax: (01633) 220125  
Open: Mon – Fri 9am-5:30pm & Sat 9am-4pm

# Viewing

Strictly By Appointment Only. Davis & Sons, 01633 243515









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		76
55-68	D	60	
39-54	E		
21-38	F		
1-20	G		



**PLEASE NOTE:** All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.