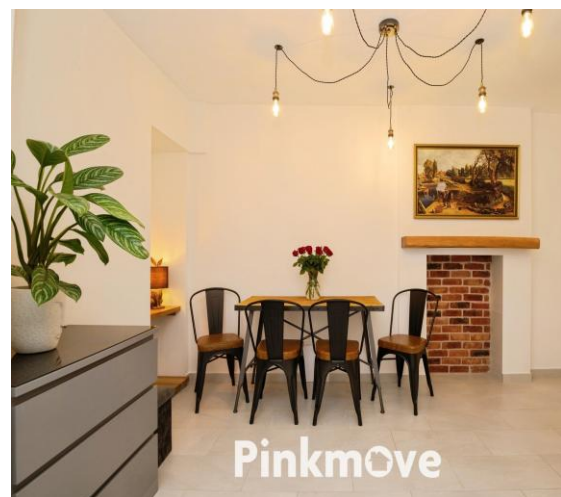




Rosehilla, Freeholdland Road

Guide Price £350,000 - £360,000

- Guide Price: £350,000 - £360,000
- Superbly Presented & Much Improved Detached Home
- Three Good Sized Bedrooms with Refitted Family Bathroom
- Spacious Living Room & Open Plan Dining Kitchen
- Large Rear Garden, Garage & Driveway
- Outbuilding with Conversion Potential (STPP) & No Upward Chain
- EPC Rating: C



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About the property

Situated in the highly sought-after residential area of Pontnewynydd, on the outskirts of Pontypool, this deceptively spacious and extensively improved three-bedroom detached family home is beautifully presented throughout and offered with no onward chain.

Conveniently located close to local shops, schools, amenities and excellent transport links, the property has been thoughtfully renovated to create a stylish and versatile home ideal for modern family living.

The accommodation briefly comprises an entrance porch, welcoming reception hall, spacious living room and an impressive open-plan dining kitchen fitted with a contemporary range of units. A modern ground floor shower room completes the accommodation.

To the first floor are three well-proportioned bedrooms and a beautifully refitted family bathroom, all finished to an excellent standard.

Outside, the property benefits from a driveway providing off-road parking, a garage and a substantial outbuilding offering potential for a variety of uses, including a home office, gym, studio or possible annexe accommodation, subject to the necessary consents.

The generous rear garden provides excellent outdoor space, while a standout feature is the additional parcel of land beyond the garage, benefiting from rights down to the river. This rare addition provides further recreational space and enhances the property's appeal.



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Accommodation

Living Room

24' 1" x 13' (7.34m x 3.96m)

Dining Room

13' 5" x 7' 7" (4.09m x 2.31m)

Kitchen

16' 1" x 12' 1" (4.90m x 3.68m)

Shower Room

5' 5" x 4' 9" (1.65m x 1.45m)

Bedroom 1

15' 4" x 10' 4" (4.67m x 3.15m)

Bedroom 2

9' 11" x 9' 11" (3.02m x 3.02m)

Bedroom 3

12' 11" x 7' 1" (3.94m x 2.16m)

Bathroom

9' 1" x 7' 11" (2.77m x 2.41m)

Agents Note:

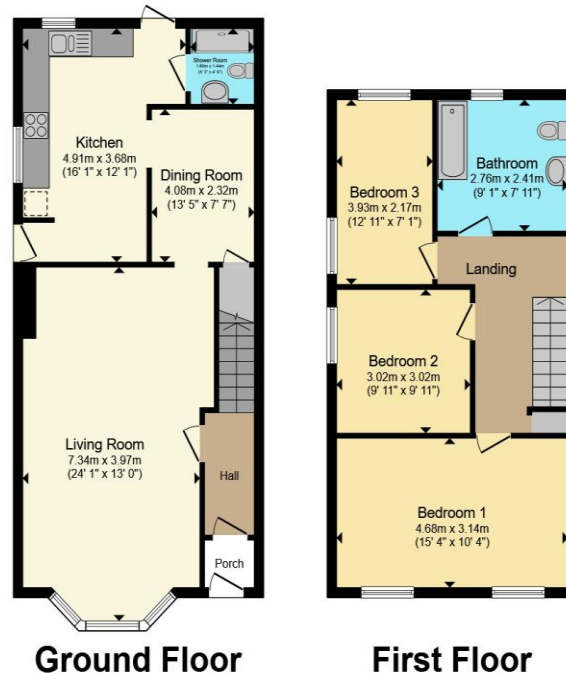
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Floorplan



Total floor area 115.0 sq.m. (1,237 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

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