



16 Prospect Place, New Inn, Pontypool, NP4 0PY

Guide Price £315,000

GUIDE PRICE: £315,000 to £325,000

This WELL PRESENTED FOUR BEDROOM, SEMI-DETACHED property is ideally situated in a quiet location within the highly sought-after area of New Inn, making it the perfect family home.

The property boasts a spacious lounge/diner, ideal for entertaining family and friends, alongside a contemporary and generously sized kitchen/utility area. The ground floor is further complemented by a modern bathroom. Upstairs, the first floor offers a spacious master bedroom with en-suite facilities, in addition to three further well-proportioned bedrooms. Externally, the property benefits from a LARGE DRIVEWAY to the front, while to the rear there is a GARAGE, a private patio area and a substantial lawned garden—perfect for outdoor living.

Prospect Place is conveniently located close to local shops, well-regarded schools, excellent transport links, as well as the picturesque Llandegfedd Reservoir and Pontypool Park.

Early viewing is highly recommended.

EPC Rating: D Council Tax Band: D



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

Entrance

Part glazed front entrance door to;

Entrance Hall

Dado rail, ceramic tiled flooring, stairs to first floor, radiator, inset spot lights to ceiling, door to;

Open Plan Lounge/Diner

22'11" x 13'8" (6.99 x 4.18)

Engineered oak flooring, double glazed window to front, double glazed French doors to rear, coving, feature fire surround, two radiators, dado rail, two under stair storage cupboards, door to;

Kitchen/Utility

18'2" x 11'5" (5.54 x 3.5)

Extended kitchen fitted with a range of base and eye level wall units with roll edge marble effect work preparation surfaces over, inset one and a half bowl ceramic sink and drainer unit, plumbing for automatic washing machine, two double glazed windows to side, inset induction hob with stainless steel filter hood over and built in oven under, ceramic tiled flooring, radiator, wall mounted combi boiler, integrated dish washer, space for tumble dryer, space for fridge freezer, inset spot lights to ceiling, door to;

Rear Hall

Designer radiator, wood panelled wall with multiple hooks, bench, ceramic tiled flooring, part glazed door to outside, door to;

Bathroom

Three piece suite comprising; L shaped bath with shower over, vanity wash hand basin, low level WC, designer radiator, ceramic tiled walls and flooring, extractor fan, ceiling and wall mounted lights, obscure double glazed window to rear and side aspects

First Floor

Access to boarded loft space with pull down ladder, dado rail, built in cupboard, doors to;

Bedroom One

14'0" x 10'11" (4.29 x 3.33)

Two double glazed windows, radiator

En-Suite

Fitted mains shower cubicle, vanity wash hand basin, close coupled WC, obscure double glazed window to side, ceramic tile walls and flooring, extractor fan, chrome towel radiator

Bedroom Two

Double glazed window to rear, radiator

Bedroom Three

Double glazed window to rear, radiator, feature fire surround set in an exposed chimney breast, stripped and stained floorboards

Bedroom Four

Double glazed window to side, radiator

Outside

Front - Driveway parking for multiple vehicles, access to front entrance door. Shared access driveway to garage and rear.

Rear- Substantial garden, mainly laid to lawn, remainder laid to patio.

Tenure

We have been advised that the property is Freehold, to be verified

