



71 Woodland Park, Pontypool, NP4 6UP

Asking price £185,000



Located in Woodland Park, Pontypool, this delightful park home offers a perfect retreat for those aged over 50. With a charming exterior and a welcoming atmosphere, this property is designed for comfortable living.

The property also boasts parking for two vehicles, making it easy for you and your guests to come and go with ease. Surrounded by the natural beauty of Woodland Park, this home offers a peaceful lifestyle while still being within reach of local amenities.

This park home is not just a house; it is a place where you can enjoy your golden years in comfort and style. Whether you are looking to downsize or simply seeking a tranquil environment, this property is an excellent choice. Do not miss the opportunity to make this lovely bungalow your new home.



MAIN DESCRIPTION

Situated on a well-maintained development for the over 50s, this beautifully presented new park home offers spacious, light-filled accommodation throughout and is ready for immediate occupation. Ideally located, a bus stop is conveniently positioned at the entrance to the park, providing excellent access to local amenities and surrounding areas.

The accommodation is thoughtfully designed and briefly comprises a welcoming entrance hall with a door to the front. The generous lounge is bright and inviting, benefiting from windows to the side and French doors to the front, allowing an abundance of natural light while providing an ideal space to relax and entertain.

The modern fitted kitchen/dining room is well equipped with a range of contemporary base and wall units, complementary work surfaces and integrated appliances including an electric hob, oven, dishwasher and fridge/freezer. There is ample space for a dining table and chairs, making it perfect for everyday dining and entertaining.

A separate utility room provides additional practicality, featuring an integrated washing machine and tumble dryer, a useful storage cupboard, a cupboard housing the boiler and a door giving access to the side of the property.

There are two spacious double bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and a stylish en-suite shower room. The second double

bedroom also features a useful built-in cupboard.

The modern family bathroom is fitted with a bath, vanity wash hand basin, low-level WC and a window providing natural light and ventilation.

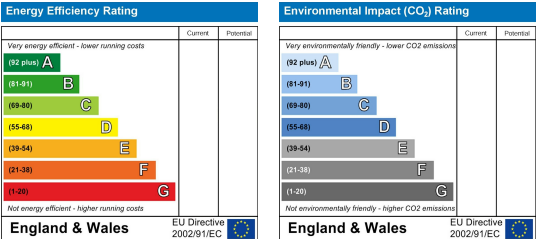
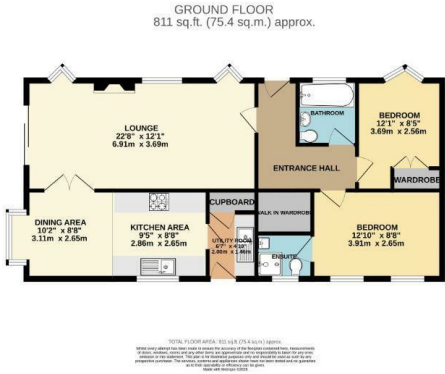
Externally, the property benefits from off-road parking to the front, while the surrounding gardens have been designed for ease of maintenance with attractive chippings, allowing you to enjoy the outdoor space with minimal upkeep.

Offering modern, low-maintenance living in a popular over 50s development, this superb park home is sure to appeal to a wide range of buyers and must be viewed to be fully appreciated.

TENURE: LEASEHOLD

COUNCIL TAX BAND:

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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.