



21 Hazel Close, Pontypool, NP4 0RR

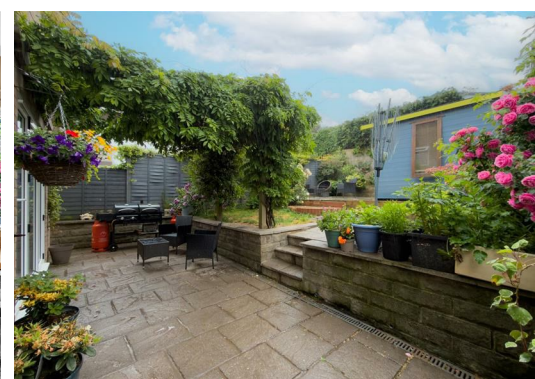
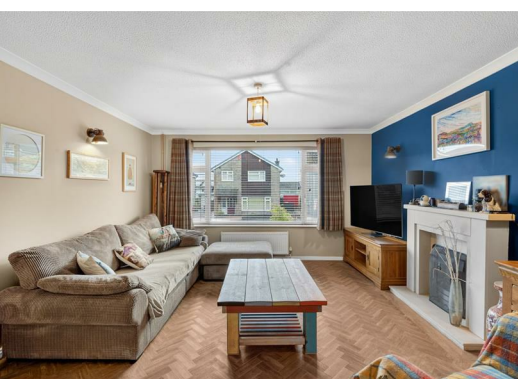
Guide price £340,000



GUIDE PRICE £340,000-£350,000 This delightful detached house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining guests. The well-appointed kitchen flows seamlessly into the living areas, creating a warm and inviting atmosphere.

This home boasts three generously sized bedrooms, making it ideal for families or those seeking extra space for guests or a home office. The two modern bathrooms ensure that morning routines run smoothly, providing both functionality and privacy. Outside, the property features parking for two vehicles, a valuable asset in today's busy world.

This property truly must be viewed to appreciate its charm and potential. Whether you are a first-time buyer or looking to upgrade, this house offers a wonderful opportunity to create a home tailored to your needs. Don't miss out on the chance to make this lovely property your own.



MAIN DESCRIPTION

Situated in the popular village of New Inn, this spacious detached family home occupies a convenient location close to a range of local amenities including well-regarded schools, shops, and everyday facilities. Excellent transport connections are available with nearby bus routes, easy access to major road networks, and a train station within close proximity, making commuting straightforward. The beautiful Llandegfedd Reservoir, renowned for its scenic walks, water sports, and outdoor leisure activities, is also just a short distance away.

The property is approached via an entrance hall featuring a useful storage cupboard and staircase leading to the first floor. To the front of the property is a generous and light-filled lounge, benefiting from a large window that allows an abundance of natural light to flow throughout the room, creating a welcoming space for relaxation and family living.

To the rear, the impressive kitchen/dining room forms the heart of the home with under floor heating. Fitted with a range of base and wall-mounted units with work surfaces over, the kitchen offers space for a range-style cooker, fridge/freezer, plumbing for a washing machine and dishwasher, making it both practical and functional for modern family life. Large bi-fold doors open directly onto the rear patio, seamlessly connecting the indoor and outdoor spaces and providing an ideal setting for al fresco dining, entertaining guests, or simply enjoying the garden during the warmer months.

Completing the ground floor accommodation is a convenient WC.

To the first floor, the landing provides access to a useful storage cupboard and three well-proportioned bedrooms. The principal bedroom benefits from an impressive en-suite bathroom with under floor heating, comprising a freestanding bath, shower enclosure with power shower, vanity wash hand basin, low-level WC, and window.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

The remaining bedrooms are served by a contemporary shower room featuring a shower enclosure, pedestal wash hand basin, low-level WC, and window.

Externally, the enclosed rear garden has been thoughtfully arranged to provide a variety of outdoor spaces. A patio area immediately adjoins the property, perfect for outdoor dining and entertaining, with steps leading to a lawned garden and a further patio seating area beyond. A summer house with electricity connected offers excellent versatility and could be utilised as a home office, hobby room, or relaxation space. A side access gate provides convenient access to the front of the property. Also offering hot and cold taps to the rear.

To the front, a driveway provides off-road parking and leads to the garage.

Viewing is highly recommended to fully appreciate the space, flexibility, and convenient location this excellent family 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.

