



15 Caerwent Road, Pontypool, NP4 8JL

Guide price £275,000



Situated on Caerwent Road, Pontypool, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three double bedrooms and a study this property is ideal for families or those seeking extra space for guests or a home office.

The heart of the home is a welcoming reception room, providing a warm and inviting atmosphere for relaxation and entertaining. The property boasts bathroom and en-suite, ensuring that morning routines run smoothly for everyone in the household.

For those with vehicles, the property features ample parking space for up to three vehicles, a valuable asset in today's busy world.



MAIN DESCRIPTION

This extended semi-detached property is beautifully presented throughout and has been improved to a high standard, offering spacious and versatile accommodation ideal for modern family living. Conveniently located close to local schools, shops, and amenities, the home also benefits from excellent public transport links with good bus routes nearby.

The property is entered via an enclosed porch with a composite front door, leading into a welcoming entrance hall with stairs to the first floor, built-in storage cupboards, and an under-stairs cupboard housing the boiler.

The heart of the home is the impressive open-plan lounge/dining room, a bright and airy space featuring bi-fold doors opening onto the rear garden, a stylish media wall with electric fire, spotlights, and a front-facing window allowing for plenty of natural light.

The modern fitted kitchen is well-appointed with a range of base and wall units, a gas hob, electric oven, space for a fridge/freezer, and a breakfast bar. There is a window overlooking the rear garden and a door providing convenient side access. A separate utility room offers additional practicality with plumbing for a washing machine and a window for natural light. The ground floor is completed by a WC.

Upstairs, the first-floor landing leads to four bedrooms, with bedrooms two and three benefiting from fitted wardrobes. The master bedroom enjoys a contemporary en suite shower room, comprising a shower cubicle with power shower, vanity wash hand basin with integrated WC, and a window.

The family bathroom is fitted with a panelled bath and a vanity wash hand basin incorporating a WC, along with a window for ventilation and light.

A further standout feature is the bedroom4/study, which includes a window and stairs leading to a versatile

loft room. The loft space is enhanced by skylights and built-in wardrobe storage, making it ideal as a home office, hobby room, or additional living space.

Externally, the property boasts a large, enclosed rear garden, perfect for families and entertaining. The garden features a patio area, extensive lawn, an in-ground trampoline, a further patio seating area, and a substantial gym outbuilding. Side access adds convenience.

To the front, there is off-road parking for up to three vehicles.

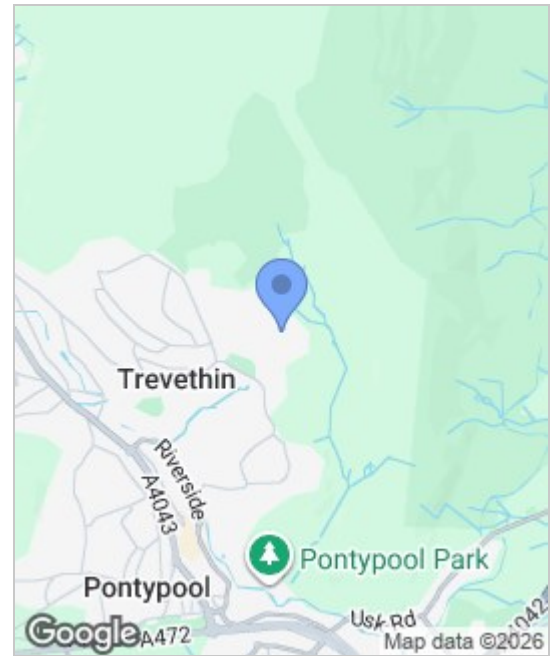
This exceptional home offers a perfect blend of space, style, and practicality, and must be viewed to be fully appreciated.

TENURE: FREEHOLD

COUNCIL TAX BAND: B

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.

NB. Please note that regulations and legal requirements relating to property alterations may have changed over time. It is important to verify current planning permissions, building regulations, and any other relevant approvals with your local authority or a qualified professional before undertaking any work. This information is provided for general guidance only and should not be relied upon as up-to-date legal advice.



TOTAL FLOOR AREA: 1462 SQM (1577 SQ FT) APPROX.
 Make every effort to have been taken to ensure the accuracy of the figures provided here. Measurements of plots, areas, volumes, etc. are for information only and should not be relied upon for any legal or financial purposes. The seller, agent and manufacturer disclaim any liability for any errors or omissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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