



4 Heol Beuno, New Inn, Pontypool, Gwent NP4 0QU

Asking Price £275,000

Situated in the popular residential area of New Inn, Sage & Co. offer for sale this well presented, THREE BEDROOM, SEMI DETACHED family home. The ground floor provides generous living accommodation comprising a spacious open plan living / dining area and a MODERN FITTED KITCHEN along with a conservatory enjoying panoramic views towards Pontypool Park and the Folly Tower. To the first floor are three bedrooms and a CONTEMPORARY SHOWER ROOM. Further benefits include front and rear gardens, a DETACHED SINGLE GARAGE and DRIVEWAY PARKING for two vehicles. Heol Beuno is conveniently located close to local amenities, reputable schools and excellent transport links, including the Pontypool & New Inn train station.

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

Stairs to first floor, radiator, coving, doors to;

Cloak Room

Two piece suite comprising low level W/C, wall mounted wash hand basin, obscure double glazed window to side, ceramic tile splashback

Open Plan

Living Area

13'2" x 12'2" (4.02 x 3.71)

Double glazed bay window to front, coving, radiator,

Dining Area

10'11" x 8'7" (3.34 x 2.64)

Coving, vertical radiator, opening to;

Conservatory

9'5" x 7'8" (2.88 x 2.34)

Full length double glazed windows to all sides with panoramic views to Pontypool Park and Folly Tower, radiator, double glazed door to rear

Kitchen

7'9" x 9'3" (2.38 x 2.84)

Contemporary fitted kitchen with a range of base and eye level units, roll edge worktops, inset composite sink and drainer unit, inset gas hob with oven under and stainless steel filter hood over, integral fridge freezer and automatic washing machine. Wall mounted gas combi boiler. Double glazed window and part glazed door to rear.

First Floor

Access to loft space, part boarded with pull down ladder, electric point, double glazed window to side, built in storage cupboard and fitted storage cupboard. Doors to;

Bedroom One

11'1" x 10'9" (3.40 x 3.28)

Double glazed window to front, built in wardrobe with sliding doors, radiator, coving

Bedroom Two

10'5" x 10'7" (3.20 x 3.24)

Double glazed window to rear with panoramic views, radiator, coving, fitted wardrobe.

Bedroom Three

6'0" x 7'6" (1.83 x 2.29)

Double glazed window to front, radiator

Shower room

5'5" x 7'4" (1.67 x 2.25)

Three piece suite comprising walk in mains shower, vanity wash hand basin, low level W/C, chrome towel radiator. Obscure double glazed window to rear, extractor fan

Outside

Front garden mainly laid to lawn with driveway, outside tap. Detached garage with up and over door and power connected, with external power point

Enclosed rear garden mainly laid to patio with remaining laid to lawn

Tenure

We have been advised by the vendor that the property is freehold. To be verified

