



39 Laburnum Drive, Pontypool, NP4 0EY

Asking price £375,000



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Nestled in the charming area of Laburnum Drive, New Inn, this detached house presents an excellent opportunity for families seeking a spacious and versatile home. Boasting four well-proportioned bedrooms, this property can easily adapt to your needs, offering the option to utilise one of the bedrooms as an additional reception room, perfect for entertaining guests or creating a play area for children.

The layout is thoughtfully designed to maximise both space and functionality, ensuring that every corner of the house is utilised effectively. Outside, you will find ample parking for up to four vehicles, a rare convenience that adds to the appeal of this residence.

Set in a peaceful neighbourhood, this home is ideal for those who appreciate a tranquil lifestyle while still being within easy reach of local amenities and transport links. Whether you are a growing family or simply seeking a versatile living space, this property on Laburnum Drive is sure to impress. Don't miss the chance to make this lovely house your new home.





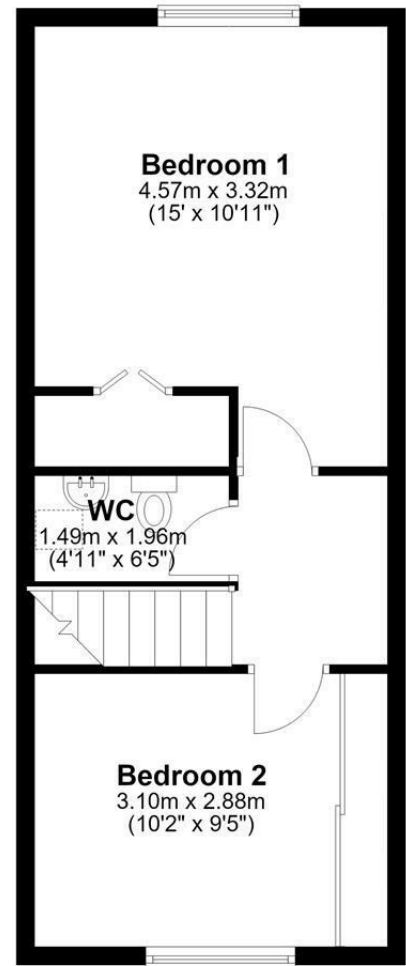
Ground Floor

Approx. 67.7 sq. metres (728.5 sq. feet)

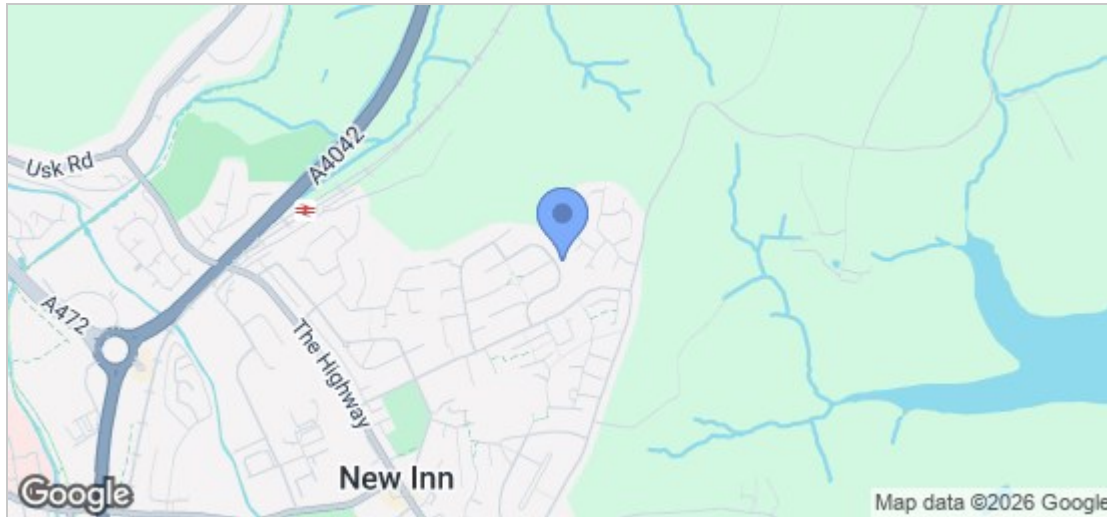


First Floor

Approx. 37.7 sq. metres (406.3 sq. feet)



Total area: approx. 105.4 sq. metres (1134.8 sq. feet)



Viewing

Please contact our One2One Estate Agents Torfaen Office on 01633 495 699 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	63
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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