Rosehilla, Freeholdland Road,

guide price £260,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Superbly Presented & Much Improved Detached Home
- Three Good Sized Bedrooms with Refitted Family Bathroom
- Spacious Living Room & Open Plan Dining Kitchen
- Large Rear Garden, Garage & Driveway
- Outbuilding with Conversion Potential (STPP)
- No Chain
- EPC Rating: C

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About the property

Situated in the highly sought-after residential area of Pontnewynydd, on the outskirts of Pontypool, this deceptively spacious and extensively improved three-bedroom detached family home is beautifully presented throughout and offered with no onward chain.

Conveniently located close to local shops, schools, amenities and excellent transport links, the property has been thoughtfully renovated to create a stylish and versatile home ideal for modern family living.

The accommodation briefly comprises an entrance porch, welcoming reception hall, spacious living room and an impressive open-plan dining kitchen fitted with a contemporary range of units. A modern ground floor shower room completes the accommodation.

To the first floor are three well-proportioned bedrooms and a beautifully refitted family bathroom, all finished to an excellent standard.

Outside, the property benefits from a driveway providing off-road parking, a garage and a substantial outbuilding offering potential for a variety of uses, including a home office, gym, studio or possible annexe accommodation, subject to the necessary consents.

The generous rear garden provides excellent outdoor space, while a standout feature is the additional parcel of land beyond the garage, benefiting from rights down to the river. This rare addition provides further recreational space and enhances the property's appeal.

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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Accommodation

Living Room
24' 1" x 13' (7.34m x 3.96m)

Dining Room
13' 5" x 7' 7" (4.09m x 2.31m)

Kitchen
16' 1" x 12' 1" (4.90m x 3.68m)

Shower Room
5' 5" x 4' 9" (1.65m x 1.45m)

Bedroom One
15' 4" x 10' 4" (4.67m x 3.15m)

Bedroom Two
9' 11" x 9' 11" (3.02m x 3.02m)

Bedroom Three
12' 11" x 7' 1" (3.94m x 2.16m)

Bathroom
9'11 x 7'11 (2.70m x 2.41m)

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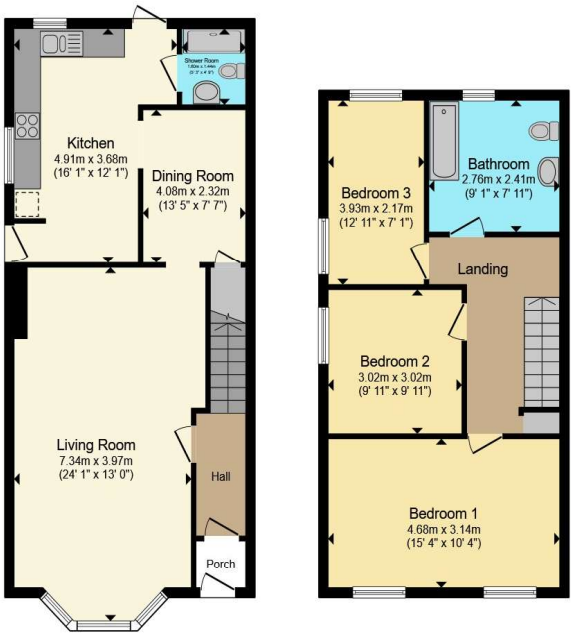
Floorplan



Ground Floor **First Floor**

Total floor area 115.0 sq.m. (1,237 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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