

**14 Moyle Grove  
Ponthir  
Newport**



**SPACIOUS DETACHED BUNGALOW REQUIRING REFURBISHMENT**

- NO ONWARD CHAIN
- REQUIRES FULL REFURBISHMENT
- VERSATILE LIVING ACCOMMODATION
- LARGER THAN AVERAGE PLOT
- TWO/THREE BEDROOMS
- AMPLE OFF ROAD PARKING
- DETACHED SINGLE GARAGE
- BEAUTIFUL VILLAGE LOCATION
- CLOSE TO EXCELLENT AMENITIES
- MAIN ROAD LINKS CLOSE BY

**Chain Free £300,000**



**CARDIFF**

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**NEWPORT**

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**PONTYPRIDD**

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## **Introduction**

A rare opportunity to purchase this spacious detached bungalow situated within this quiet cul-de-sac in Ponthir, just minutes from excellent amenities and main road connections. Within walking distance there are some local shops, bus stops and well regarded schools as well as the A4042 being just around the corner, both providing an easy commute to neighbouring towns and cities.

The property requires full refurbishment and perhaps reconfiguring/extending (subject to relevant planning permissions) and has the potential to be reinstated to a beautiful family home. Occupying a good sized plot with plenty of off road parking, the options are endless to really make it your own.

The current living accommodation is versatile so is able to be tailored to suit the requirements of the purchaser. The current set up is as two bedrooms however, please view the floorplan to see the potential to increase to a third.

On entering, we are welcomed into the hallway which leads off to two double bedrooms, a lounge, dining room and kitchen, as well as a small rear extension and two conservatory areas. The bathroom is located just off the main hallway. Outside, the frontage benefits from a good sized driveway allowing comfortable parking for numerous vehicles, and a detached single garage. The rear garden is also of good size and mainly laid to grass.

Viewing really is essential to appreciate what this property offers and the potential that comes with it.

## **Tenure**

We are advised the property is freehold however this should be confirmed by your solicitor

## **Boundaries**

All legal boundaries should be confirmed by your solicitor

## **Council tax**

Band E

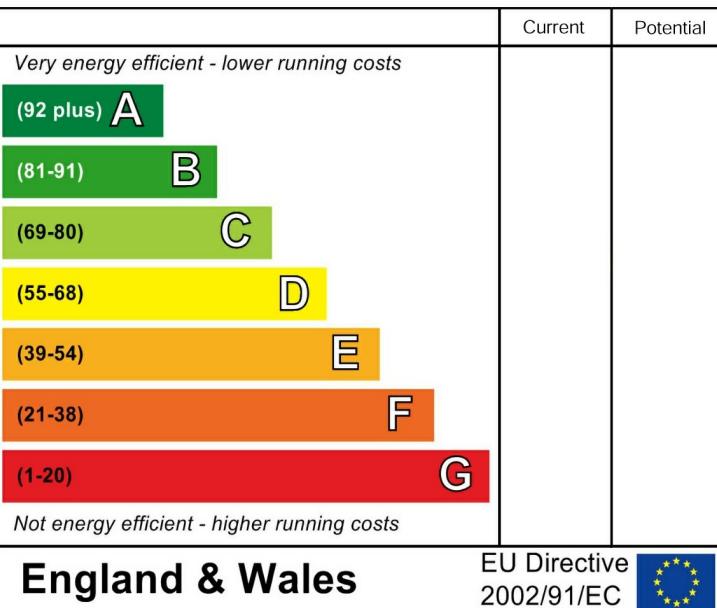
## **Viewing**

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

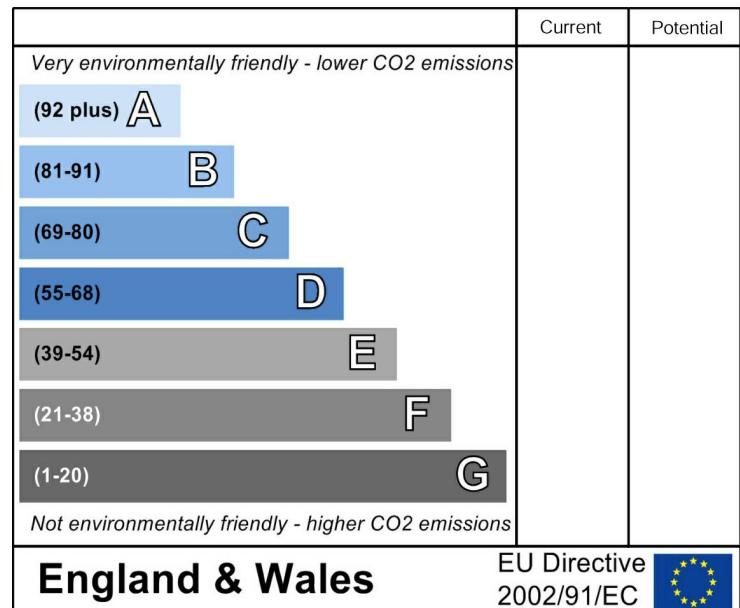
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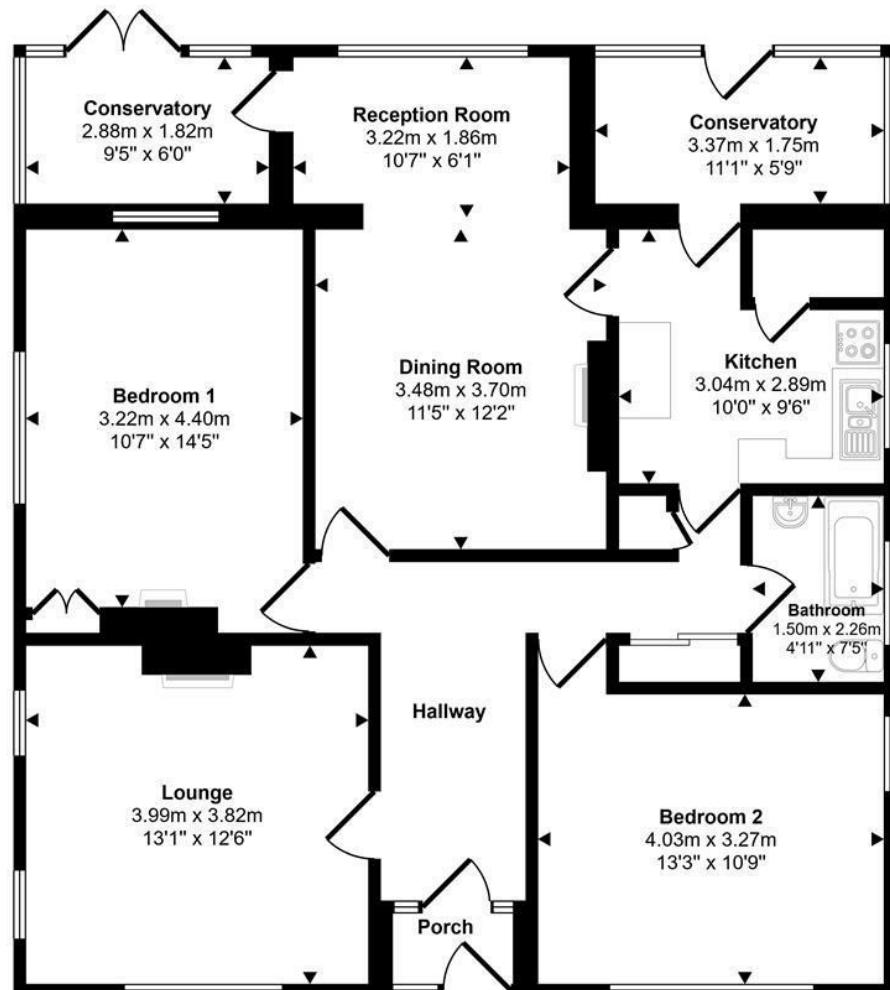
## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



Approx Gross Internal Area  
108 sq m / 1162 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.