



**Greengates, Berthon Road, Little Mill,
Pontypool. NP4 0HL
£425,000
Tenure Freehold**

- 3 BEDROOMS
- ENSUITE SHOWER ROOM TO MASTER BEDROOM
- GROUND FLOOR BATHROOM
- 2 RECEPTIONS WITH LOG BURNERS
- KITCHEN OPEN PLAN TO DINING/FAMILY ROOM
- ATTACHED BARN WITH LAPSED PLANNING PERMISSION
- MATURE GARDENS
- PARKING
- CHARACTER FEATURES
- WOODEN DOUBLE GLAZING & WORCESTER COMBI BOILER

19 Bridge Street, NP15 1BQ
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Detached character cottage with attached barn and parking set in a mature plot in the village of Little Mill. The barn previously had planning permission granted for a 1 bedroom annexe (now lapsed).

The exceptionally well presented accommodation is full of character features including exposed beams and deep stone walls, fireplaces with log burners and latch doors. On the ground floor are two reception rooms, an open plan kitchen/dining room and bathroom. The first floor features a master bedroom with modern ensuite shower room and two further bedrooms.

Found to the left of the property the initial part of the lane belongs to the cottage providing off street parking and leads to further parking within the garden. There is a public pedestrian right of way via the lane. The level private garden features lawned and seating areas, mature trees and shrubs.

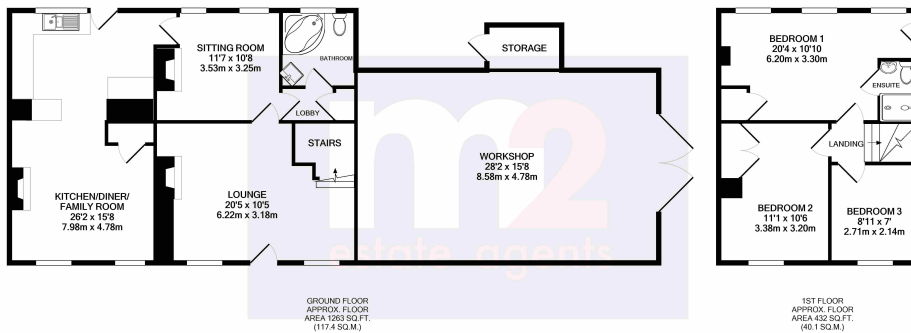
The attached barn offers superb potential to expand the existing family accommodation, create an art studio or home office. Reinstating the planning permission for a self contained 1 bedroom annexe would create an ideal airbnb/rental investment.

Services:

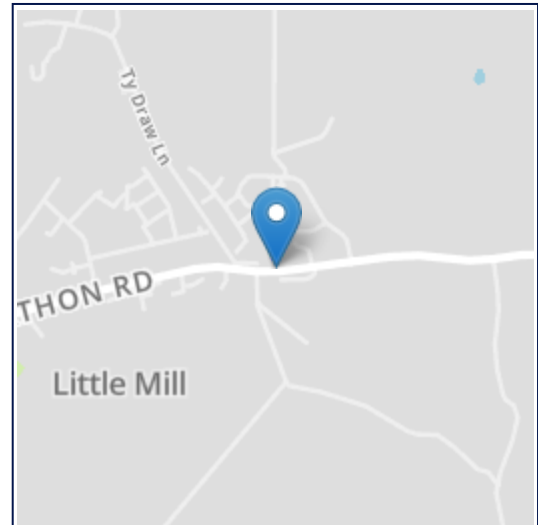
All mains services are connected

Council Tax Band:

Band F



TOTAL APPROX. FLOOR AREA 1695 SQ.FT. (157.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.
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I/We acknowledge that I/we have read and understand your terms letter and that these property (Berthon Road, Pontypool, NP4 0HL) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____