



**11 Davis Close, Pontypool. NP4 6GP**

**£149,950**

**Tenure Freehold**

- WELL MAINTAINED MID TERRACE PROPERTY
- IDEAL ACCOMMODATION FOR FIRST TIME BUYER OR FAMILY
- ENTRANCE HALL
- LOUNGE/DINING ROOM
- MODERN KITCHEN
- 3 BEDROOMS
- RE FITTED SHOWER ROOM
- ENCLOSED REAR GARDEN
- NO CHAIN
- CONVENIENT LOCATION CLOSE TO TOWN CENTRE

A well maintained mid terrace property situated in a convenient location close to Pontypool town centre and an excellent range of amenities. The deceptively spacious accommodation is well presented throughout and features a modern kitchen and shower room.

To the ground floor: An entrance hall with two useful storage cupboards and stairs to the first floor. A good size lounge/diner benefits from window to the front, French doors to the rear and feature gas fireplace.

A modern kitchen leads from the lounge having outlook over the rear garden. Extensively fitted with a range of gloss units incorporating fridge, freezer, eye level oven, gas hob and washing machine.

To the first floor: A landing with airing cupboard leads to three bedrooms and a modern refitted shower room.

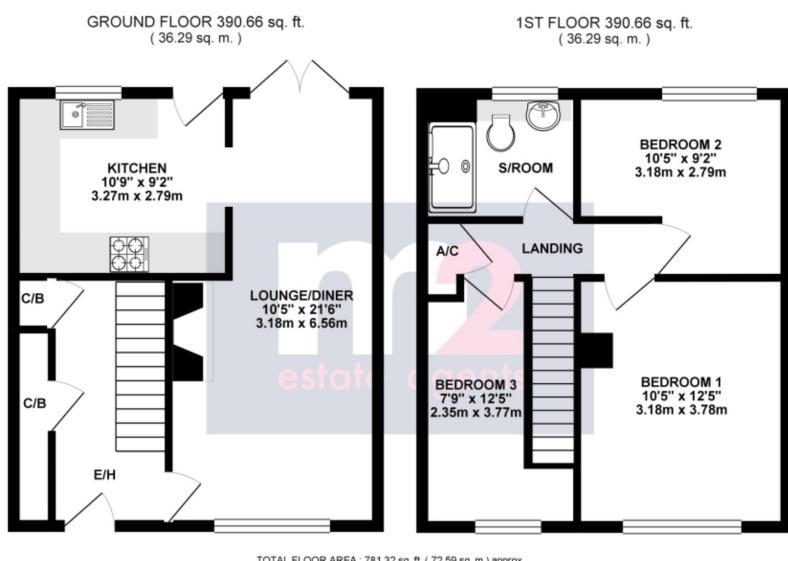
Outside: To the rear a patio area with raised beds leads to a level garden laid partially to lawn and part chipping's, enclosed by fencing. A central path leads to a rear gate and pedestrian walkway. Communal bay parking available.

Services:

all mains services connected

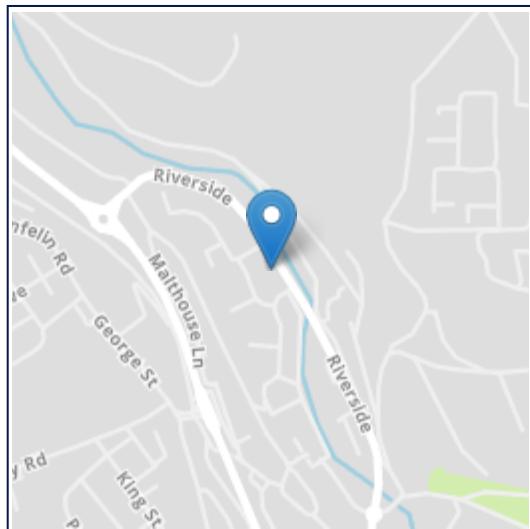
Council Tax Band:

B

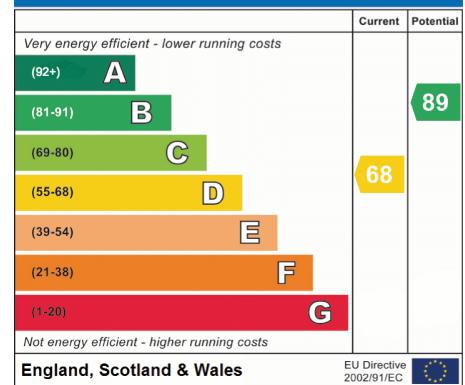


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The floorplan is intended for planning purposes only and is not to scale. It is the responsibility of any prospective purchaser to have their own survey carried out by a qualified surveyor. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



#### Energy Efficiency Rating



All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.