

**48 Berthon Road, Little Mill, Pontypool. NP4
OHL
£375,000
Tenure Freehold**

- GREATLY EXTENDED SEMI DETACHED PROPERTY
- SUPERB FAMILY ACCOMMODATION
- GENEROUS CORNER PLOT WITH EXTENSIVE PARKING & INTEGRAL GARAGE
- ENTRANCE HALL
- SPACIOUS LOUNGE/DINER
- SITTING ROOM/STUDY
- LARGE KITCHEN/BREAKFAST ROOM
- 5 BEDROOMS
- FAMILY BATHROOM/ENSUITE SHOWER ROOM
- NO CHAIN

A greatly extended 5 bedroom semi detached home occupying a generous corner plot in this popular location lying between Usk & Abergavenny

The property has recently benefited from redecoration throughout and offers superb family accommodation comprising:

To the ground floor: An entrance hall with stairs to the first floor opens to a spacious L shaped lounge/dining room with French doors to the rear. Leading from the lounge a good size sitting room provides the option of a study, with a large kitchen/breakfast room opening to the garden.

To the first floor: The landing leads to 5 bedrooms including the large master bedroom with modern en-suite shower room. A refitted bathroom serves the remaining bedrooms.

Purchasers should note: That the extension attic has been designed to be easily converted into additional accommodation, subject to necessary planning and building regulations being obtained.

Outside: To the front: A large driveway provides parking for numerous vehicles with level lawned garden partially enclosed by fencing, gate to rear.

To the rear: a good size private patio area, steps lead up to a level garden laid to lawn, enclosed by fencing, storage shed with power to remain.

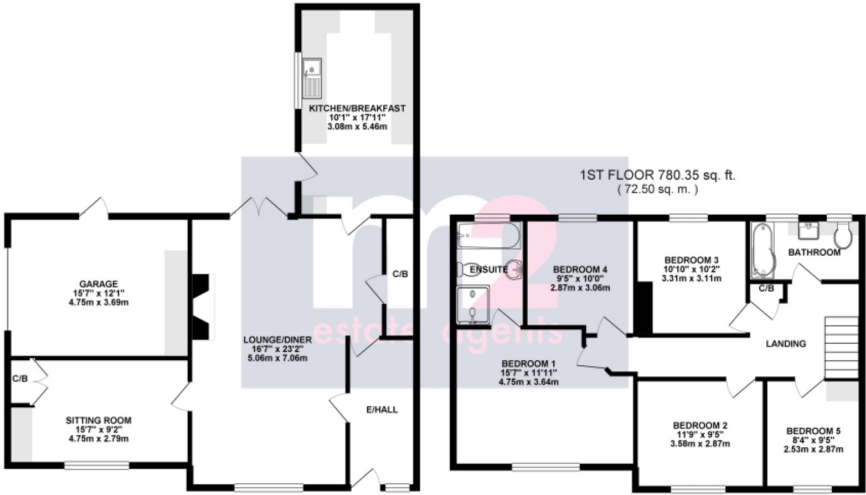
Garage: An integral garage accessed via an up and over door, power and light storage door to garden

Services:
All mains services connected

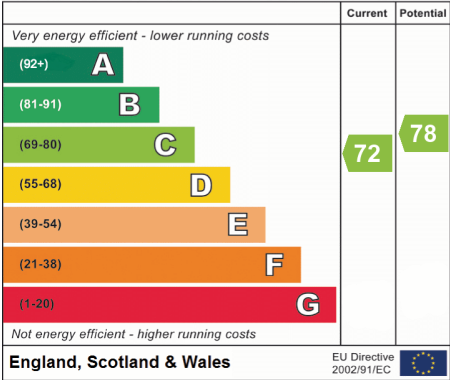
Council Tax Band:



GROUND FLOOR 961.58 sq. ft.
(89.33 sq. m.)



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.

I/We acknowledge that I/we have read and understand your terms
letter and that these property (48 Berthon Road, Pontypool, NP4
OHL) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____