



**19 Berthon Road, Little Mill, Pontypool. NP4
OHE
£260,000
Tenure Freehold**

- WELL MAINTAINED SEMI DETACHED PROPERTY
- ENJOYING RURAL VIEWS FROM THE REAR
- POPULAR LOCATION BETWEEN USK & ABERGAVENNY
- ENTRANCE HALL
- SPACIOUS OPEN PLAN LOUNGE/DINING ROOM
- CONTEMPORARY KITCHEN
- 3 BEDROOMS
- SHOWER ROOM AND SEPARATE WC
- WELL KEPT GARDENS TO FRONT AND REAR
- GARAGE, HARDSTANDING AND USEFUL EXTERNAL UTILITY ROOM

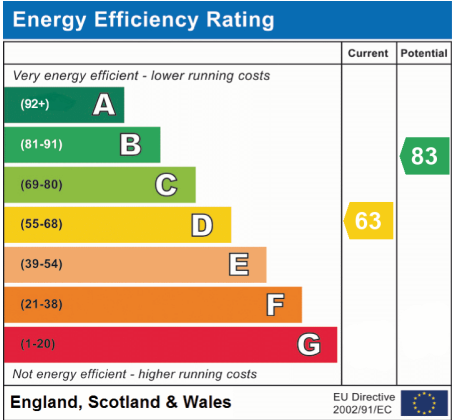
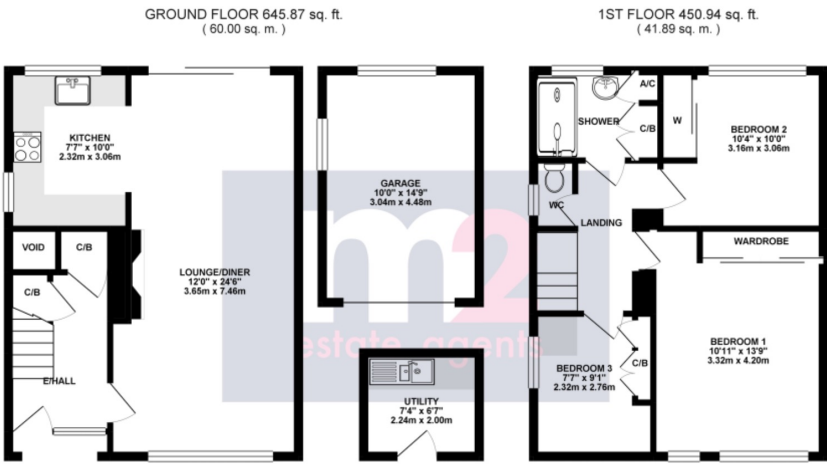
Situated between Usk & Abergavenny this well maintained 3 bedroom semi detached property enjoys a rural outlook from the rear along with car hardstanding and a garage. The property has been updated by its present owners in a contemporary style and now offers excellent family accommodation comprising:

To the ground floor: An entrance hall, with storage cupboards and stairs to the first floor, leads to the spacious and bright lounge/dining room with patio doors to the rear. An open arch leads to a contemporary kitchen having Belfast sink, integral appliances and outlook over the garden.

To the first floor: A landing leads to 3 bedrooms, a shower room and seprate w/c. Both the 1st & 2nd bedrooms benefit from built in wardrobes the 2nd also enjoying rural views.

Outside: To the front: A long lawned garden with inset shrubs and pathway leading to the main entrance and side access. To the rear: A sun terrace enjoying a sunny aspect with detached building providing a useful utility area. Steps lead down to a detached garage and hardstanding accessed via a rear service lane.

Services:
All mains services connected
Council Tax Band:
Band D Monmouthshire



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.

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