



Lyndhurst, Park View, Pontypool. NP4 5JT
£385,000
Tenure Freehold

- **LARGE VILLA STYLE SEMI DETACHED PROPERTY**
- **FULL OF CHARACTER**
- **FIVE BEDROOMS PLUS STUDY/OFFICE**
- **THREE SPACIOUS RECEPTION ROOMS**
- **FITTED KITCHEN AND SEPARATE UTILITY ROOM**
- **CLOAKROOM AND FIVE PIECE BATHROOM**
- **GARAGE/STORE AND TWO VEHICLE PARKING**
- **ENCLOSED SOUTH FACING GARDEN**
- **CONVENIENT LOCATION**
- **NO UPPER CHAIN**

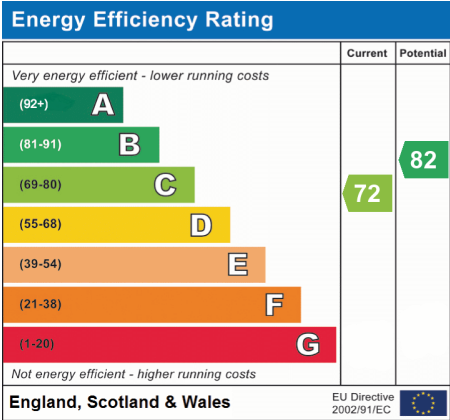
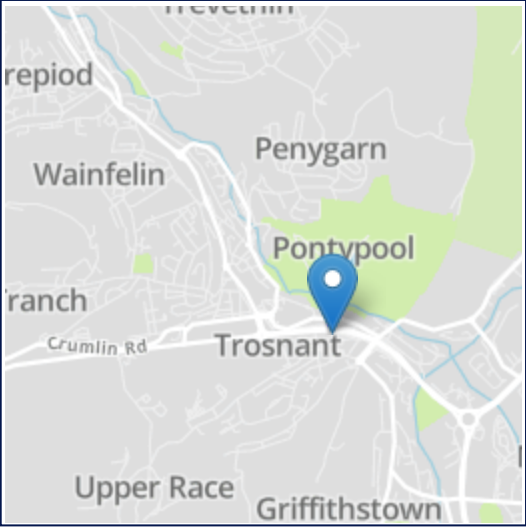
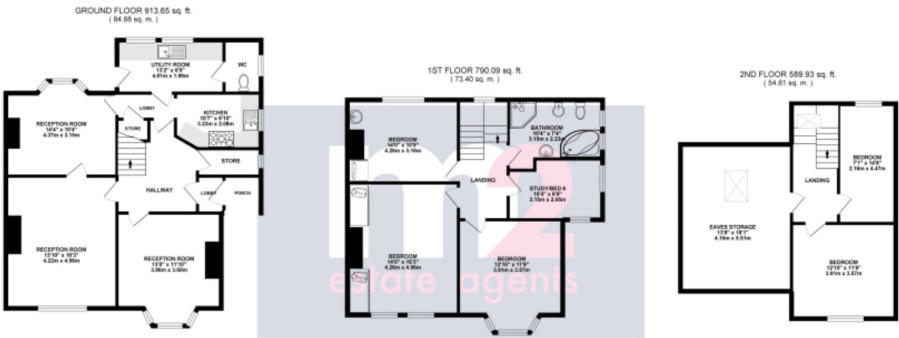
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There are large bright rooms in this Villa style family home built in 1896 on aspirational Park View. The property has an excellent energy rating due to insulation, a combi boiler, double glazing, economy 7 for off peak electricity and solar panels bringing in an income in excess of £600 pa. The property is well maintained throughout offering very flexible living arrangements with its nine rooms and if that's not enough there is a large loft storage area with conversion potential.

The accommodation is currently laid out as follows;
Ground Floor; Porch, entrance hall, lounge with fireplace, large dining room with fireplace, sitting/breakfast room, kitchen with range cooker, utility room and w.c.
First Floor; landing with stairs to second floor, three double bedrooms, study, tiled bathroom.
Second Floor; landing, two generous bedrooms, large loft store area.

Outside; To the front there is a hard landscaped front garden enclosed by brick walls and quality wrought iron railings. Side access and an open porch into property. To the rest there is a south facing rear garden with central lawn, a 17 x 9 garage currently used as a storage and a separate store shed. A pedestrian access gate leads onto a parking area comfortably taking two large cars and a rear service lane.

Must be viewed.No Upper Chain.
EPC C72. Freehold
Services:
All mains services
Council Tax Band:
F



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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I/We acknowledge that I/we have read and understand your terms
letter and that these property (Park View, Pontypool, NP4 5JT)
details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____