



**Greenlands, Clarence Place, Pontypool. NP4
8AP
£350,000
Tenure Freehold**

- **SPACIOUS DOUBLE BAY FRONTED DETACHED**
- **LARGE LEVEL PLOT**
- **FOUR BEDROOMS***
- **FOUR RECEPTION ROOMS**
- **BATHROOM AND SHOWER ROOM**
- **GENEROUS KITCHEN WITH PANTRY**
- **LARGE GARAGE/WORKSHOP AND GOOD PARKING**
- **FULL RENOVATION PROJECT**
- **NO UPPER CHAIN**
- **EPC E39**

A substantial 4 bed* double bay fronted detached thought to date from early 1900s with an accommodation connection to the former Clarence Street Railway Station. Set on a generous level plot with original cast iron railings on boundaries, this iconic building offers an opportunity to renovate and improve to your own specification. *The accommodation is currently arranged as two flats with separate utilities/boilers but open to each other internally with the potential for a 4 bed / 4 recep family home with two bathrooms and a spacious kitchen. In need of full renovation.

The accommodation is currently arranged as ;

Ground Floor: hallway, lounge, family room, bedroom, wet room, kitchen/breakfast room.

First Floor: landing with external access, lounge, 2 bedrooms, bedroom, bathroom.

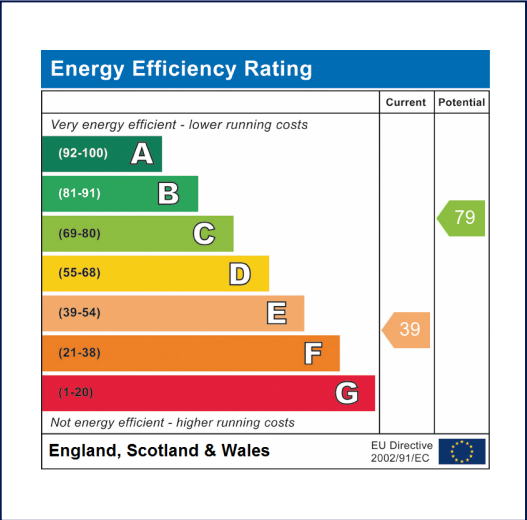
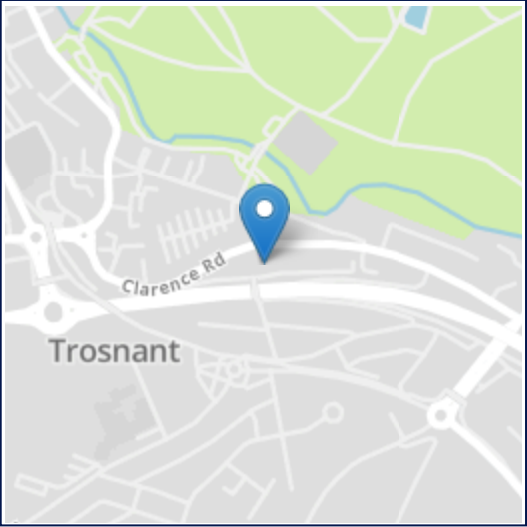
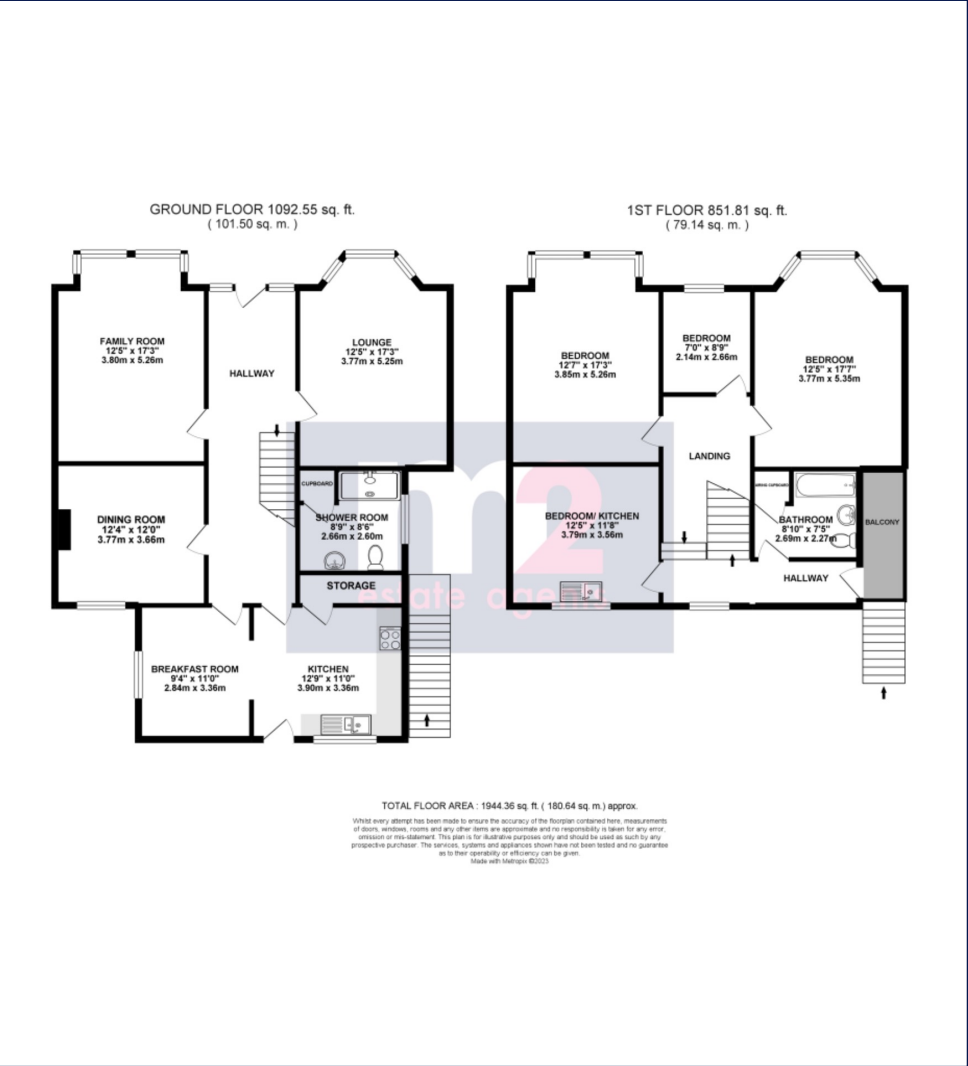
Clarence Place is alongside a main road and conveniently placed for the Town Centre, Pontypool Leisure Centre, Pontypool Park, road connections to both the A468/M4 and the Ebbw Valley and walks along the Mon / Brecon Canal.

There is parking to the front of the property and a generous garage/ storeroom with inspection pit. Gardens are mostly laid to lawn.

...please note that an `uplift clause` will be in place should a successful planning application be made for an additional dwelling/dwellings within the boundaries of Greenlands. This will be 15% of the enhanced value within a 10 year period following completion of a purchase triggered upon foundations being excavated for the proposed additional dwelling.

Council Tax Band B and B for both flats. EPC E39.

Services:



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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