



22 Midfield Estate, Penperlleni, Pontypool.

NP4 0AS

£299,950

Tenure Freehold

- SEMI-DETACHED HOUSE
- KITCHEN / DINING ROOM
- DRIVEWAY
- UTILITY ROOM
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- GARAGE
- UPVC DOUBLE GLAZING

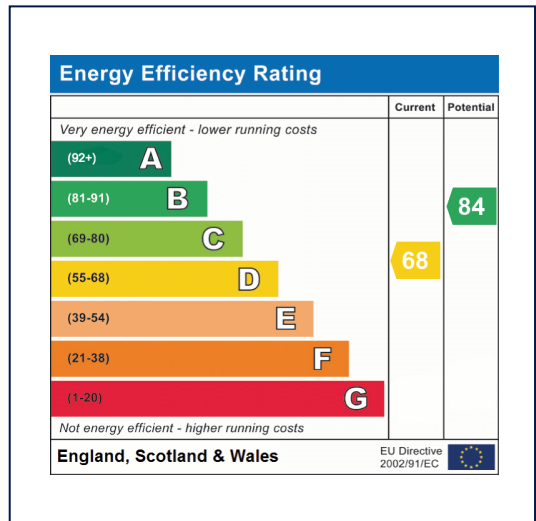
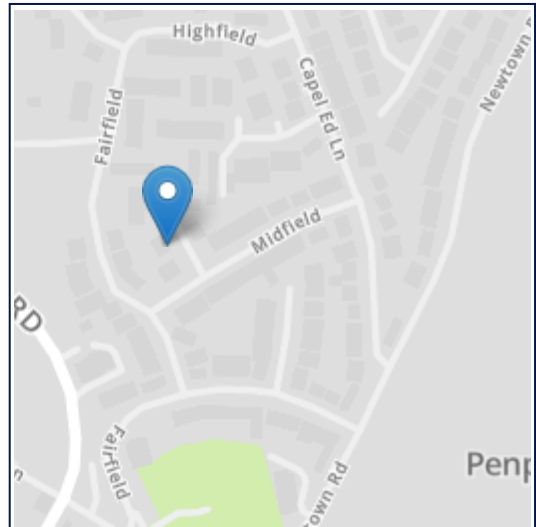
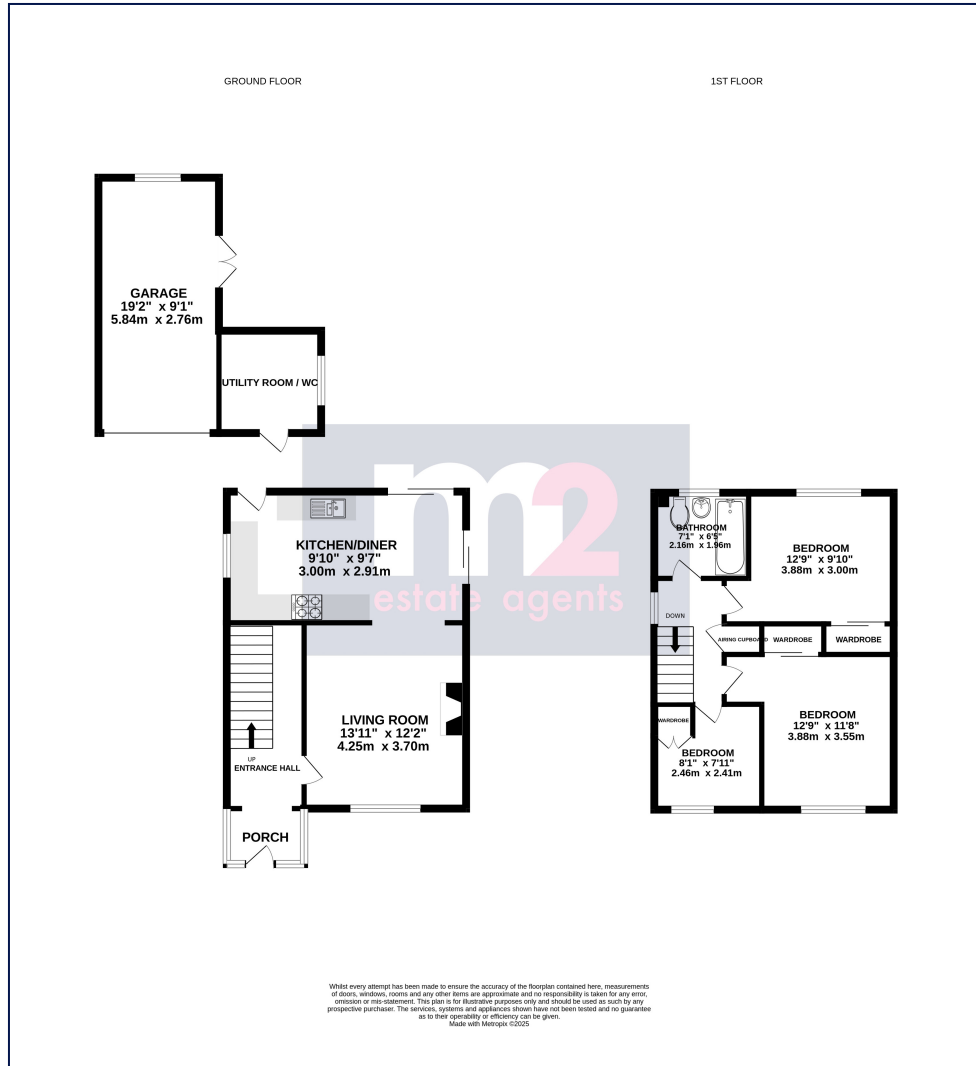
Located in a quiet and popular residential area, this three bedroom semi-detached property. The property comprises, an entrance porch leading to a spacious entrance hall with stairs leading to first floor with under stair storage cupboard. Living room with fireplace leading to an open plan kitchen / dining room with patio doors leading to the rear garden. To the first floor, a landing with airing cupboard, family bathroom, two double bedrooms with built-in wardrobes and a further single bedroom with built-in wardrobe. The property benefits from large windows throughout which allows plenty of natural light to flood in. To the outside, a driveway providing parking and a lawned front garden. To the rear a large patio area and lawned area with decked seating area. Access to the utility room and outside WC is via the rear garden.

Penperlleni is a social village with an active village hall, social club, pub, and fish and chip shop and a convenience shop. A primary school for children aged 4 to 11. There is also a hairdressers and a doctors with its own dispensary. A bus that comes through Penperlleni hourly that goes to Abergavenny, Pontypool, Cwmbran and Cardiff. There is a children's play park, field and a number of different walks and bike rides to enjoy. A superb coffee shop, Baffle Haus' is a short drive away.

The property is situated just 5 miles from the beautiful town of Usk and 6.5 miles from Abergavenny Town Centre with a choice of primary schools and a secondary school. The town centre offers all necessary amenities such as doctors and dentist surgeries, a number of supermarkets, independent shops, butchers, cafes, restaurants and pubs as well as its own cinema and library. The town is also the perfect commuters town as it accommodates a bus and train station, is close to all major road links. It is also an extremely picturesque town well known for its walks and bike trails through the mountains and along the river Usk.

Viewing is highly recommended to fully appreciate the plot size of the property.

Services:
Mains Gas, electricity, water and drainage.
Council Tax Band:
Band D.



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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