



**6 Capel-Ed Lane, Penperlleni, Pontypool.**

**NP4 0AT**

**£339,950**

**Tenure Freehold**

- SPACIOUS DETACHED BUNGALOW
- POPULAR VILLAGE LOCATION LYING BETWEEN USK & ABERGAVENNY
- ENTRANCE HALL
- GOOD SIZE LOUNGE
- LARGE KITCHEN/BREAKFAST ROOM
- 2 DOUBLE BEDROOMS (FORMALLY 3)
- SHOWER ROOM
- STAIRCASE TO LARGE USEFUL LOFT
- GARDENS TO FRONT & REAR
- WORKSHOP & GREENHOUSE

A spacious detached bungalow situated in this popular village lying between Usk & Abergavenny. This two double bedroom property (formerly 3 bedrooms) benefits from a staircase to a large useful loft space.

The property occupies a good size plot with pleasant gardens to the front & rear, driveway and workshop.

To the ground floor: An entrance hall with storage cupboards leads to all principal rooms.

A good size lounge enjoys an outlook to the front with open arch leading to the spacious kitchen/breakfast room with utility/rear porch off.

2 double bedrooms lead off the entrance hall. Served by a shower room having an oversized shower cubicle. The former 3rd bedroom now provides an inner hallway and staircase to a useful 26ft loft area, being fully boarded and lined with window to side. Further loft space provides storage and houses a modern wall mounted gas boiler.

Outside: To the front: A garden laid mainly to lawn with bordering beds. A brick paved driveway extends to a workshop and main entrance. To the rear: A patio area leads onto a lawned garden laid over 2 levels with brick paved path ways, central and bordering flower beds and greenhouse.

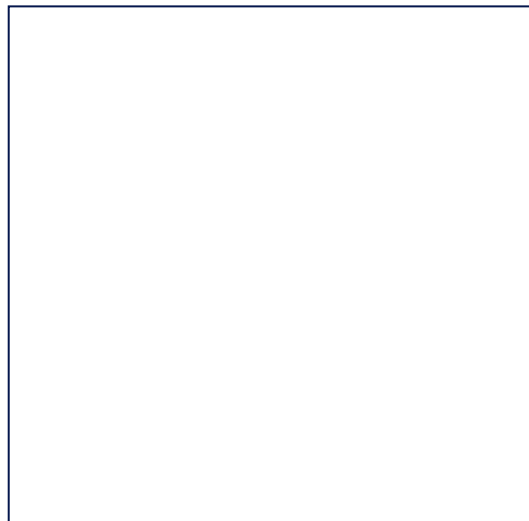
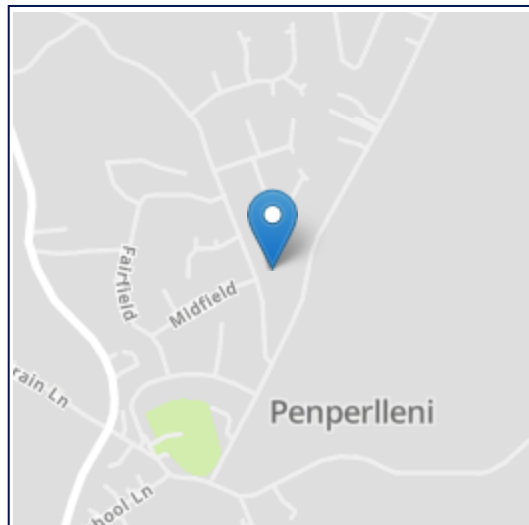
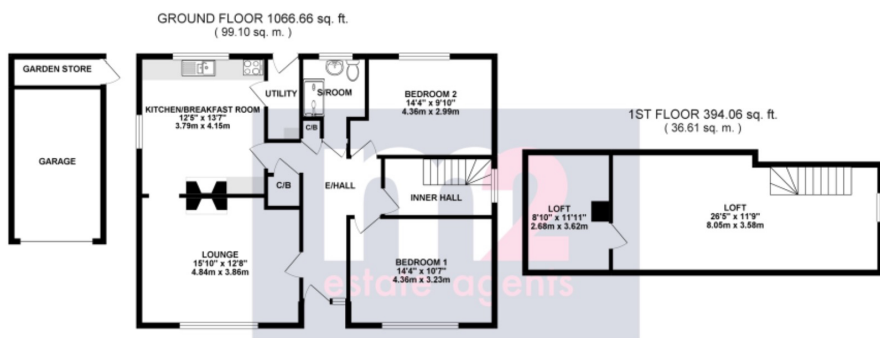
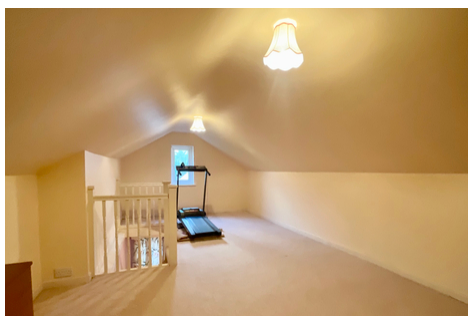
Workshop with doors to front and garden store to rear.

Services:

All mains services connected

Council Tax Band:

E



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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