



**9 Laurel Drive, Penperlleni, Pontypool. NP4
0BQ
£200,000
Tenure Freehold**

- WELL PRESENTED
- 2 BEDROOMS
- SHOWER ROOM
- LOUNGE
- MODERN KITCHEN
- CONSERVATORY
- POPULAR VILLAGE LOCATION
BETWEEN USK & ABERGAVENNY
- REAR GARDEN
- DRIVEWAY PARKING

Situated in this popular village located between Abergavenny and Usk, this two bedroom mid terrace property offers ideal accommodation for a first time buyer and benefits from a conservatory to the rear.

An entrance hall with stairs to the first floor, leads to a good sized L-shaped lounge. The modern kitchen benefits from a range of wall and base units with tiled splash backs, space for appliances and a breakfast bar. A door leads to a large conservatory with French doors to the garden.

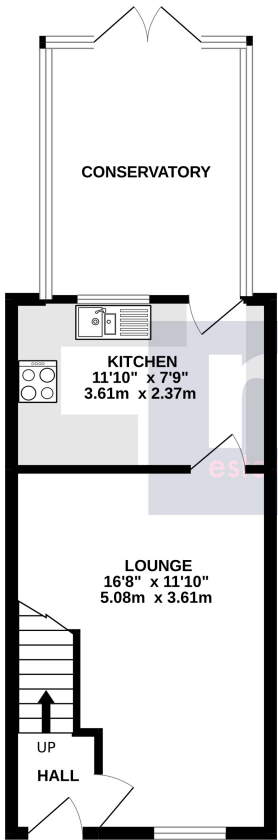
Up on the first floor a landing leads to two bedrooms, both having built-in cupboards and a separate shower room.

Outside to the front of the property is a parking area with paved pathways to a canopy entrance porch. Fully enclosed by fencing the rear garden features a patio area leading onto a lawn.

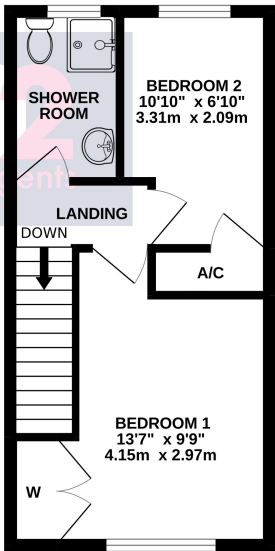
Services:
Mains services connected.
Council Tax Band:
C



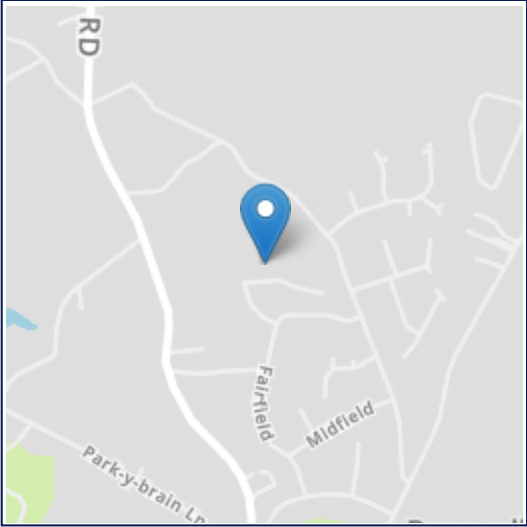
GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.




1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 688 sq.ft. (63.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix CS2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.