



22 Church Road, Pontnewydd, Cwmbran.

NP44 1AT

£299,950

Tenure Freehold

- EXTENDED SEMI DETACHED PROPERTY
- THREE (POSS 4) BEDROOMS
- GENEROUS 23' LOUNGE
- OFFICE/BED 4
- LARGE KITCHEN/DINING ROOM OPENING TO GARDEN
- UPSTAIRS SHOWER ROOM AND DOWNSTAIRS CLOAKROOM
- FENCED REAR GARDEN
- TWO PARKING SPACES
- WELL MAINTAINED THROUGHOUT
- POPULAR LOCATION

This is a deceptively spacious extended semi detached property within popular Pontnewydd that backs onto Holy Trinity Church and has Pontnewydd Primary School opposite. Well positioned in the cul de sac the property has swift access onto local shops, a pub, doctors surgery and walks on the Mon/Brecon canal.

On the ground floor is an entrance hall, a study/ fourth bedroom with cloakroom off (part conversion of former garage), a 23` lounge with fireplace, a well fitted kitchen that continues into the 15` x 11` family/dining room.

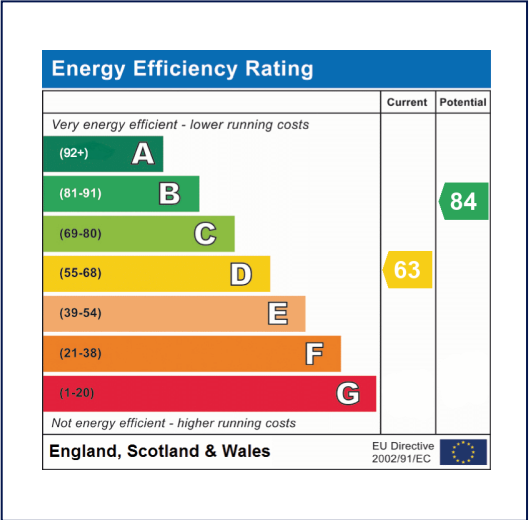
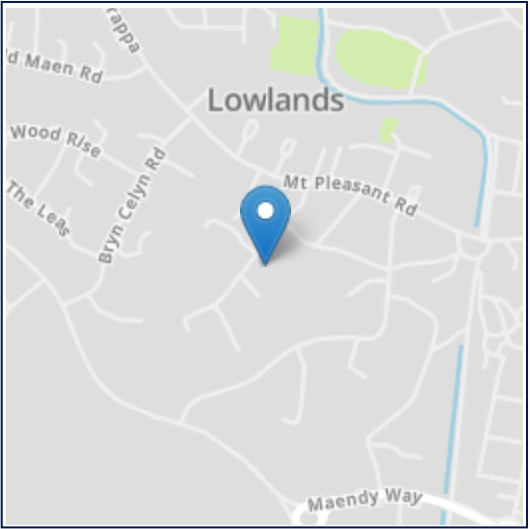
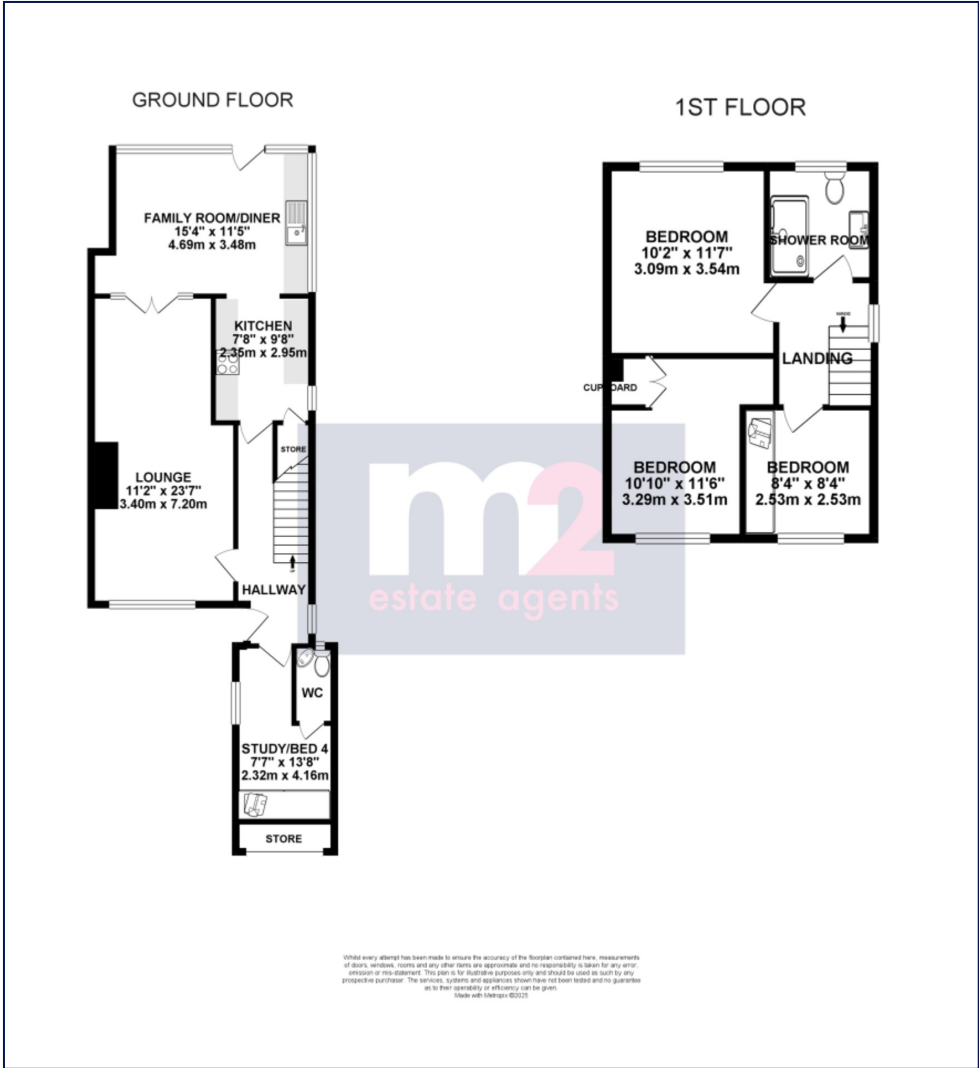
On the first floor are three bedrooms and a shower room.

The home is offered in good order throughout with upgraded electrical wiring, a combi boiler, integrated appliances in the modern kitchen and good storage space.

Outside there is side by side parking for two vehicles, storage in part of the former garage and a forecourt garden. To the rear there is a paved sitting area and an enclosed mostly gravelled garden via a few steps.

Must be viewed. Freehold. New EPC being arranged. Council Tax Band C.

Services:
All mains services
Council Tax Band:
C



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.