



Ponthir Cottage, Ponthir, Newport. NP18 1PD
£500,000
Tenure Freehold

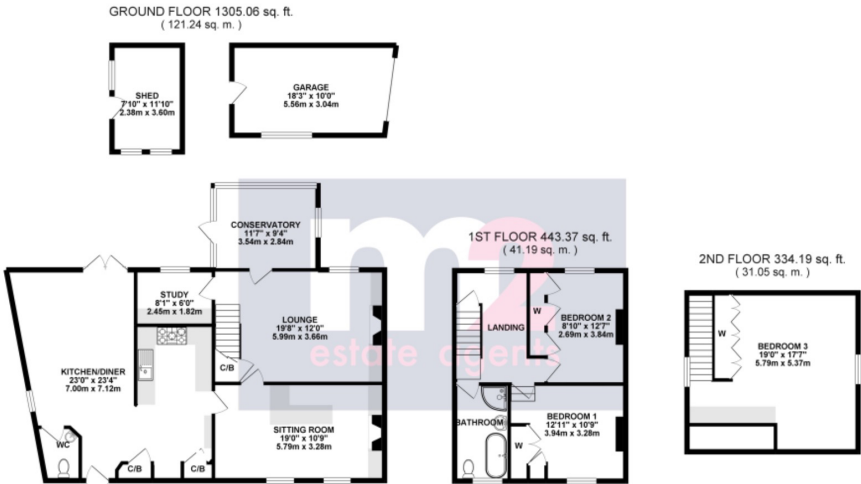
- SPACIOUS DETACHED CHARACTER COTTAGE
- OCCUPYING APPROX 1/3 ACRE
- WALLED GARDEN AND ENCLOSED FORMER PADDOCK
- LARGE KITCHEN/BREAKFAST ROOM
- 2 SEPARATE RECEPTION ROOMS
- CONSERVATORY
- STUDY
- 3 DOUBLE BEDROOMS
- FAMILY BATHROOM
- LONG DRIVEWAY AND GARAGE

Situated within Ponthir village, lying between Caerleon and Cwmbran, this spacious detached character cottage occupies in the region of a third of an acre, made up of a walled garden and former paddock. The property offers excellent family accommodation over 3 levels in brief comprising:- To the ground floor: A spacious kitchen/breakfast room offering a superb family area with French doors to the rear and cloakroom/wc off. A sitting room is currently utilised as a bar leading to the separate lounge with stairs to first floor, study and conservatory off.

To the first floor: a landing with built in shelving leads to 2 double bedrooms and a family bathroom. A staircase from the landing leads a large loft bedroom with exposed beams and extensive storage. It is under stood the loft conversion was carried out in excess of 30 years ago and probably would not comply with current building regulations.

Outside: A driveway provides parking for numerous vehicles with 5 bar gate leading to the former paddock. To the rear of the property: A paved patio leads on to a large walled garden being mainly laid to lawn with large raised vegetable garden pathway leading to the single garage/workshop. An opening provides access to the large former paddock again laid to lawn, enclosed by fencing with timber storage shed. (Purchasers should note this area is subject to a covenant relating to any development until 2035, a copy of which is available on request.) It is understood that the property occupies in the region of a 1/3 of an acre.

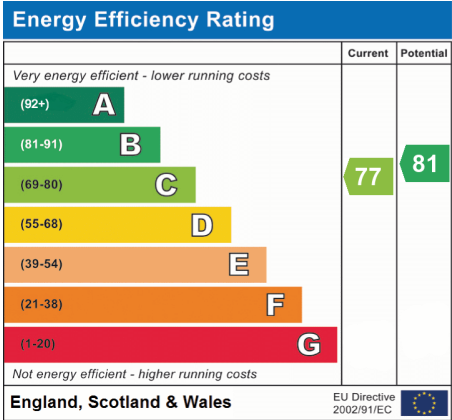
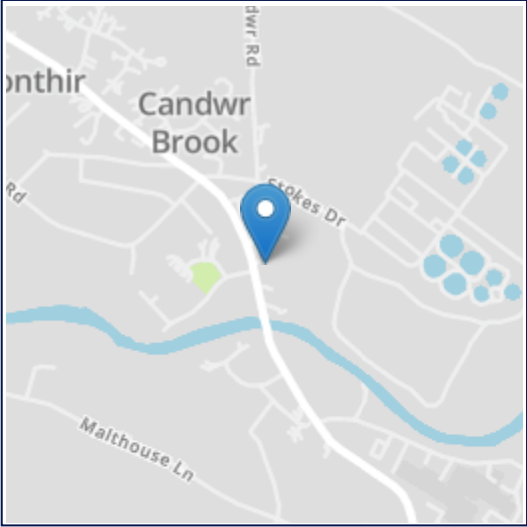
Services:
All main services connected
Council Tax Band:
F Torfaen



TOTAL FLOOR AREA : 2082.63 sq. ft. (193.48 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.

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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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