



**10 Coed Y Felin, New Inn, Pontypool. NP4  
OBX  
£399,950  
Tenure Freehold**

- MODERN FOUR BEDROOM DETACHED
- WELL PROPORTIONED HOUSE TYPE
- FULL WIDTH KITCHEN/DINING/FAMILY ROOM
- GENEROUS LOUNGE
- UTILITY ROOM
- BATHROOM, EN SUITE AND CLOAKROOM
- DETACHED GARAGE AND DRIVEWAY PARKING
- POPULAR REDROW BUILT ESTATE
- ENCLOSED SOUTH FACING GARDEN
- NO UPPER CHAIN

What a great opportunity to acquire a REDROW built “Cambridge” style modern detached property within a very popular small development in New Inn built approx 10 years ago. Conveniently placed for main road access the four bedroomed property has the sought after sociable kitchen/dining/family room and a south facing rear garden with covered patio. There is a separate lounge, a useful utility room, a cloakroom, four bedrooms (two with wardrobes), a bathroom and en-suite suitable for the growing family. A side drive for two cars leads onto the detached pitch roof garage. The property has an excellent EPC score offering energy efficient accomodation. Gas central heating is fitted and the property is double glazed.

New Inn is a popular Village off the A4042 equidistant to Cwmbran and Pontypool Town Centres, has local shops and a well regarded Primary School.

Possible no onward chain, Awaiting details.

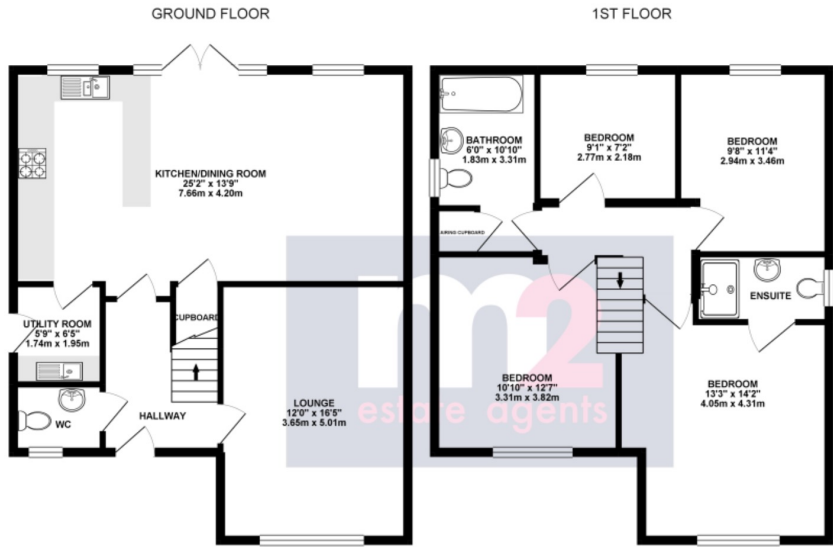
Council Tax Band F, Torfaen. EPC B84.

Services:

All mains connected

Council Tax Band:

Council Tax Band F. Torfaen BC.



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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 65023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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