



11 Usk Road, Pontypool. NP4 8AQ
£315,000
Tenure Freehold

- BRIGHT GENEROUS BAY FRONTED DETACHED
- THREE DOUBLE BEDROOMS
- POPULAR LOCATION CLOSE TO PONTYPOOL PARK GATES
- THREE RECEPTION ROOMS
- HAND MADE KITCHEN WITH SEPARATE UTILITY ROOM
- REFITTED FIRST FLOOR BATHROOM
- MATURE ATTRACTIVE TERRACED GARDENS
- GOOD ORDER THROUGHOUT
- REALISTICLY PRICED
- ON ROAD AND RENTED PARKING

Close to Pontypool Park and New Inn, conveniently positioned for main road access is this extremely well presented 3 double bed, bay fronted detached home. Elevated above Usk Road there are good open views from front windows and the private rear backs onto trees. The front is reached via steps from on road or rented off road parking where there is a wide paved patio, an open entrance porch and a side garden. Inside there is an entrance hall with stairs off, a lounge through to a dining room, a breakfast room, a hand made kitchen in Cream with granite prep surfaces, a side lobby, a w/c and a utility room. On the first floor there is a refitted four piece bathroom, 2 double bedrooms (one with wardrobes) and a study area having stairs off to the second floor. On this top floor is a large 13`x16` double bedroom and storage. There is a replacement roof, a combi boiler for gas central heating and the windows are double glazed.

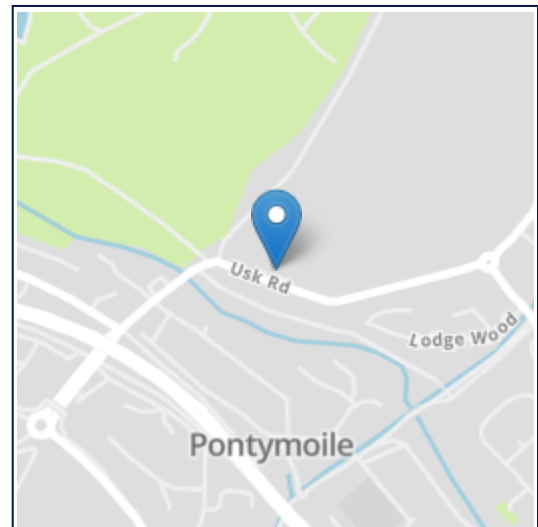
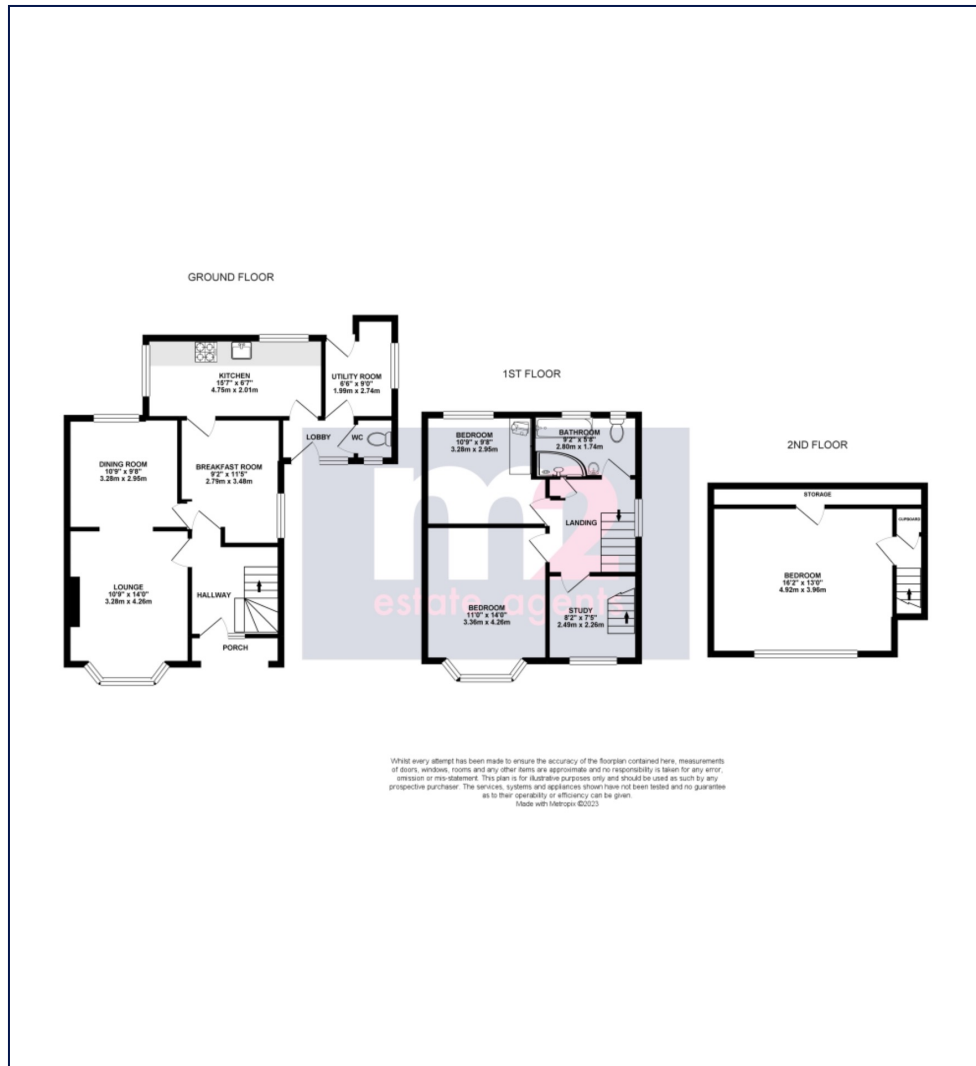
EPC E. Council Tax Band F (Torfaen).

Services:

All mains connected

Council Tax Band:

Tax Band F . Torfaen.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	51	
(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.

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