



58 Festival Crescent, New Inn, Pontypool.

NP4 0NB

£210,000

Tenure Freehold

- SEMI DETACHED HOUSE
- 3 BEDROOMS
- LIVING ROOM & DINING ROOM
- FITTED KITCHEN
- FIRST FLOOR SHOWER ROOM
- GARDEN & DRIVEWAY TO FRONT
- LARGE ENCLOSED REAR GARDEN
- POPULAR & CONVENIENT LOCATION
- NO CHAIN

NO CHAIN!! 3 BEDROOM, SEMI DETACHED HOUSE IN POPULAR, CONVENIENT LOCATION WITH LIVING ROOM, DINING ROOM, FIRST FLOOR SHOWER ROOM, LARGE REAR GARDEN & DRIVEWAY

A well maintained semi detached property situated in this sought after location off Jerusalem Lane benefiting from a large rear garden and driveway to the front. The property offers ideal family accommodation and lies within easy access of well know schools.

In brief the accommodation comprises to the ground floor: An entrance hall with stairs to the first floor. The lounge enjoys an outlook over the rear garden as does the separate dining room. The kitchen benefits from a range of matching wall and base units, breakfast bar and access to an under stairs cupboard. To the first floor: A large landing leads to 3 bedrooms and a modern shower room. Outside: To the front: A garden laid to lawn with car hard standing enclosed by hedging. Side access leads to a large rear garden mainly laid to lawn with randomly planted shrubs enclosed by fencing. Two large timber workshops/storage sheds to remain. Brick built outside WC, storage shed and former coal house.

Services:

Council Tax Band:



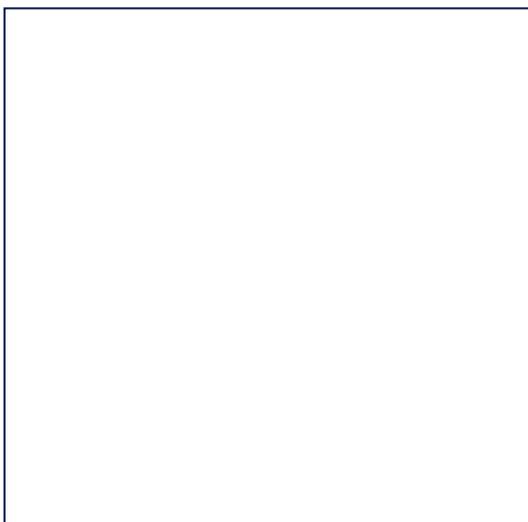
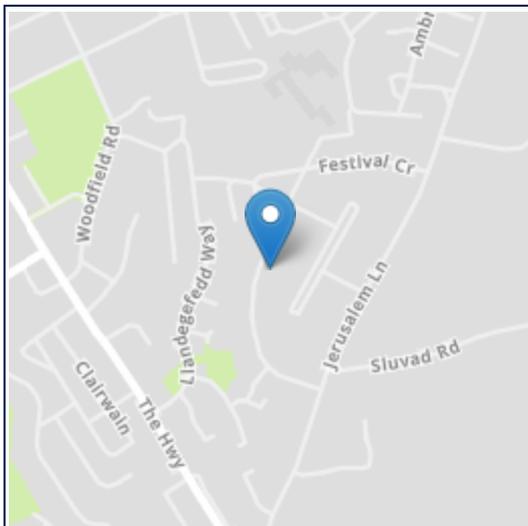
GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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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I/We acknowledge that I/we have read and understand your terms letter and that these property (58 Festival Crescent, Pontypool, NP4 0NB) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____