



Ty Gwyn, Glascoed, Pontypool. NP4 0TE

£650,000

Tenure Freehold

- SPACIOUS DETACHED BUNGALOW IN RURAL LOCATION
- IDEAL FOR RENOVATION AND DEVELOPMENT
- OCCUPYING IN THE REGION OF 5.6 ACRES WITH STABLES AND USEFUL OUT BUILDINGS
- LOCATED NEXT TO WOODLAND LAKE GOLF COURSE AND LLANDEGFETH RESERVOIR
- ENTRANCE HALL
- LOUNGE AND SEPARATE DINING ROOM
- KITCHEN/BREAKFAST ROOM
- 3 BEDROOMS
- FAMILY BATHROOM & SEPARATE SHOWER ROOM
- NO CHAIN

Located between Usk and New Inn, this spacious three-bedroom bungalow occupies approximately 5.6 acres, lying on the edge of the popular rural hamlet of Glascoed, backing onto the Woodlake Park Golf Club and within easy access of excellent recreational facilities at Llandegveth reservoir.

The property offers an ideal purchase for those looking to redevelop or renovate and may be of particular interest to those with an equestrian requirement, having outbuildings and easy access to the surrounding land.

An entrance porch and hall provide access to a spacious lounge and a separate dining room.

A kitchen/breakfast room leads to a useful utility room with storage cupboards, access to the rear porch and a shower room/w.c.

Leading off the main hallway are three bedrooms and a family bathroom.

Outside: The property is approached via a gated, sweeping driveway leading to a parking area at the front of the property and continuing around to the rear, providing access to the stables and outbuildings. The surrounding gardens are planted with a variety of trees and shrubs, providing privacy, with gates providing direct access into the fields and paddock. It is understood the property occupies approximately 5.6 acres.

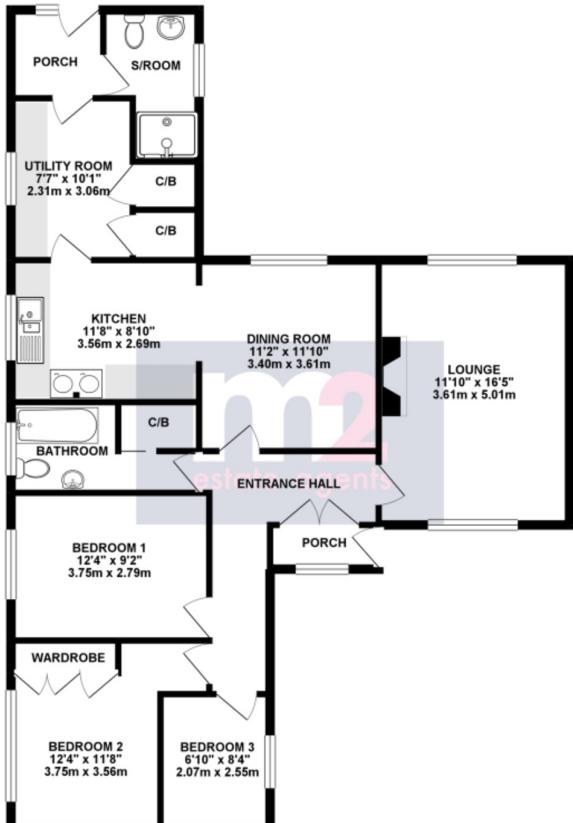
Services:

Council Tax Band:

F



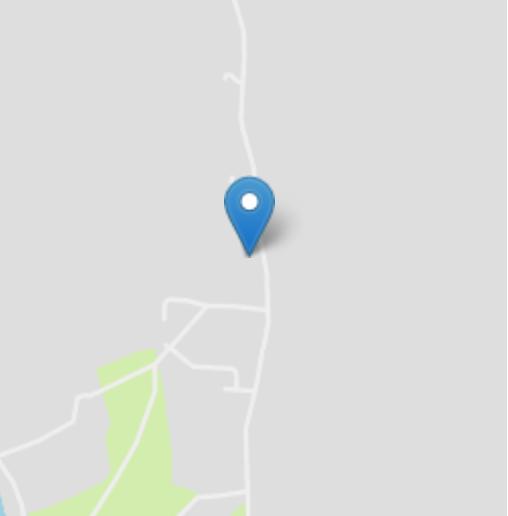
**GROUND FLOOR 1073.20 sq. ft.
(99.70 sq. m.)**



TOTAL FLOOR AREA : 1073.20 sq. ft. (99.70 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate only and may vary from actual measurements. 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 condition or working order can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	
(21-38)	F	37
(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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