



**50 Longhouse Barn, Penperlleni, Pontypool.
NP4 0BD
£375,000
Tenure Freehold**

- NO CHAIN
- VERSATILE FAMILY ACCOMMODATION
- ENTRANCE HALL
- GOOD SIZE LOUNGE
- DINING ROOM
- MODERN KITCHEN
- REFITTED SHOWER ROOM
- 4 BEDROOMS
- DRIVEWAY & GARAGE
- DESIRED VILLAGE BETWEEN USK & ABERGAVENNY

A rare opportunity to buy a detached, versatile, spacious home this highly sought after village located between Usk & Abergavenny.

An entrance hall with storage cupboard and stairs to first floor provides access to a refitted shower room and good size lounge featuring a full height bay enjoying an outlook to the front. A separate dining room leads to a modern kitchen benefiting from integral appliances, with door to side. Two bedrooms on the ground floor enjoy an outlook over the rear garden. Bedroom 3 is currently utilised as a sitting room with French doors to the rear.

Upstairs a landing with large walk in airing cupboard, leads to 2 double bedrooms.

Outside a long printed cobble stone effect drive leads to a detached single garage. Pathways continue past easily maintained gardens laid with stone, to the main entrance and side access. A private side seating area features raised beds and a path extending to the rear. The landscaped, easily maintained rear garden features a natural flagstone patio and pathways through well stocked flower beds laid with bark, all enclosed by fencing.

Services:

All mains services connected.

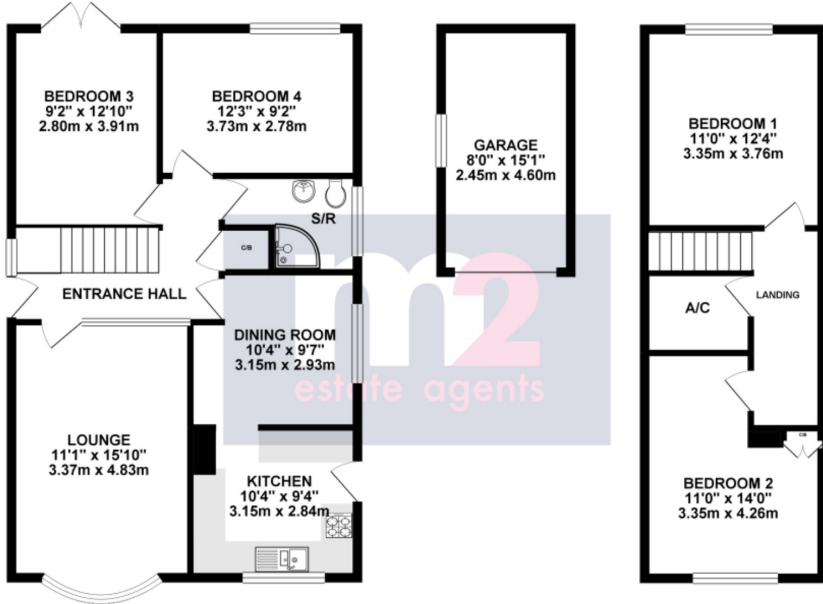
Council Tax Band:

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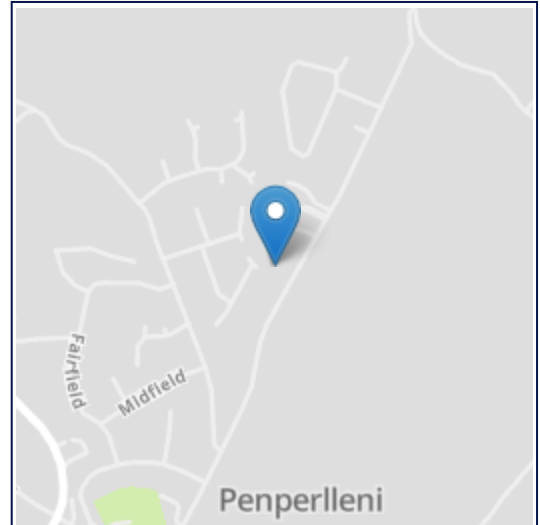
GROUND FLOOR 855.95 sq. ft.
(79.52 sq. m.)

1ST FLOOR 373.90 sq. ft.
(34.74 sq. m.)



TOTAL FLOOR AREA: 1229.84 sq. ft. (114.25 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 in conjunction with 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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