



16 Hafod Road, Ponthir, Newport. NP18 1GH
£325,000
Tenure Freehold

- 3 DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM
- ENTRANCE HALL & CLOAKROOM/WC
- LOUNGE
- SUPERB KITCHEN/DINING/FAMILY ROOM
- STORAGE SHED, HOME OFFICE & SUMMER HOUSE
- GOOD SIZED GARDEN WITH BAR AREA
- EXTENDED & MODERNISED
- EASY REACH OF M4, SCHOOLS & THE GRANGE HOSPITAL
- POPULAR VILLAGE LOCATION

Extended and modernised this spacious family home benefits from the addition of a large, open plan, superb kitchen/dining/family room with central island and 3 double bedrooms all with storage. In addition there is an entrance hall with cloakroom/wc, a separate lounge and modern family bathroom.

Outside the driveway provides parking for numerous vehicles to the front. To the rear the property benefits from a fully enclosed good sized level garden with a large patio area overlooking a lawn, covered seating and bar area. A former vegetable garden with summerhouse is at the far end. A former garage provides a storage area and useful home office.

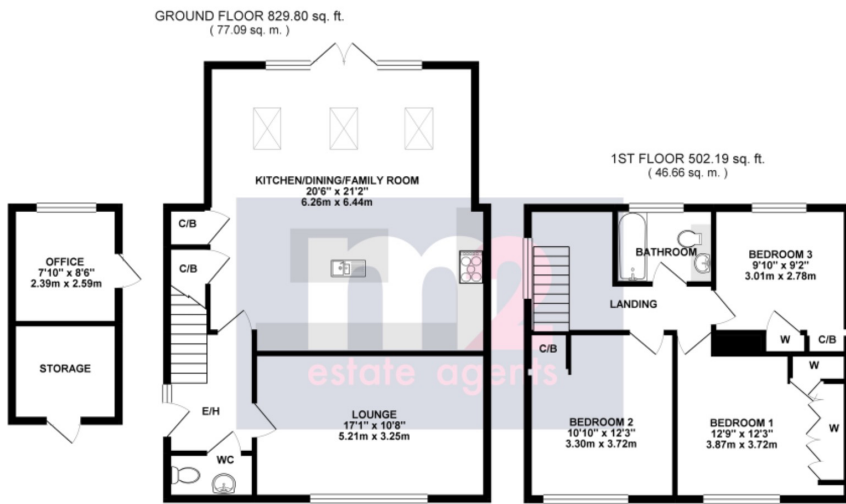
Ponthir is popular village situated between Cwmbran & Caerleon, offering easy access to the M4, local schools and The Grange hospital.

Services:

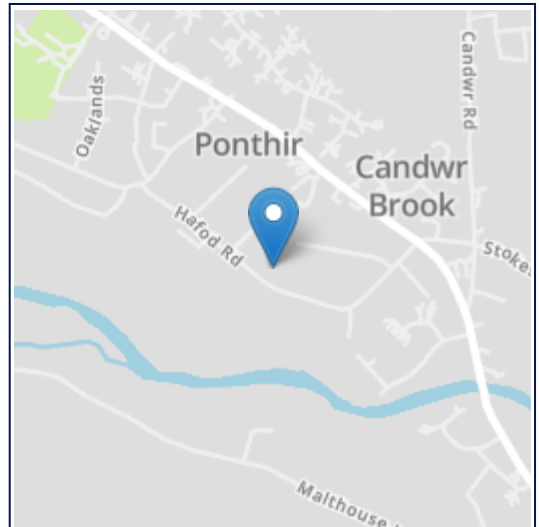
All mains services connected.

Council Tax Band:

E



TOTAL FLOOR AREA : 1331.99 sq. ft. (123.75 sq. m.) approx.
 While every effort 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency 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	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	69	82
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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