



**92 Berthon Road, Little Mill, Pontypool. NP4
OHL
£550,000
Tenure Freehold**

- 5 BEDROOMS
- 3 BATH/SHOWER ROOMS
- KITCHEN/DINING/FAMILY ROOM
- LOUNGE & DINING ROOM
- DINING ROOM
- STUDY
- DETACHED DOUBLE GARAGE
- UTILITY & GROUND FLOOR CLOAKROOM
- SPACIOUS DETACHED FAMILY HOME
- POPULAR LOCATION BETWEEN USK AND ABERGAVENNY

A substantial detached family home offering exceptional family accommodation in this popular village located between Usk & Abergavenny. The property occupies a good size plot benefiting from neat well kept gardens a driveway providing parking for numerous vehicles and a double garage.

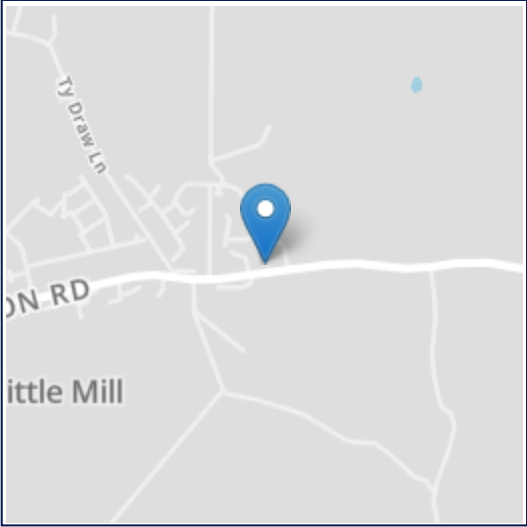
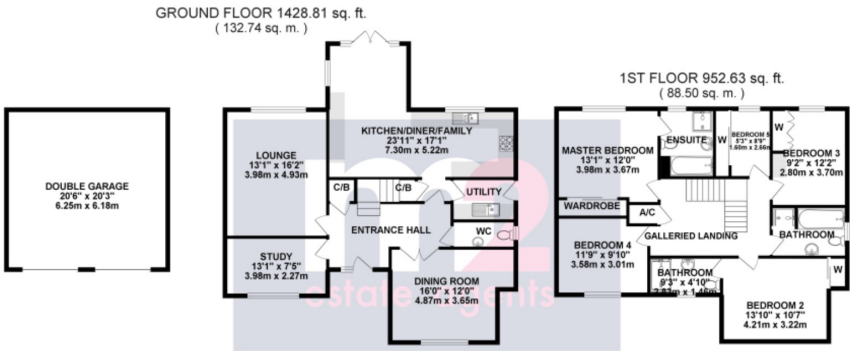
The generous accommodation centers around a superb kitchen/diner/family room opening to the rear garden with further accommodation comprising:

A large reception hall with ground floor w/c and turned stair case to a gallery landing. The large study enjoys an outlook to the front, with lounge opening to the rear. A spacious dining room provides the possibility of a further sitting room and a useful utility room leads off the kitchen/diner/family room.

Upstairs the wrap around landing leads to 5 bedrooms, the master and 2nd benefiting from en-suites, bedroom 5 is currently utilized as a study with built in wardrobes. A family bathroom serves the remaining bedrooms.

The property is approached via a driveway providing parking for numerous vehicles, leading to a good sized double garage with twin up and over doors power & light. Slate pathways extend to the main entrance through well stocked flower beds, part enclosed by hedging. To the rear a late patio area extends to pathways, leading onto a private level lawned garden, enclosed by fencing with well stocked flower beds.

Services:
All mains services connected
Council Tax Band:
G



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 (92 Berthon Road, Pontypool, NP4
OHL) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____