



**169 Parc Panteg, Griffithstown, Pontypool.
NP4 5YN
£295,000
Tenure Freehold**

- OUTSTANDING EXTENDED MODERN SEMI DETACHED
- REFITTED AND REDECORATED THROUGHOUT
- THREE BEDROOMS
- FAMILY SHOWER ROOM, EN SUITE AND CLOAKROOM
- SUPERB HAND BUILT KITCHEN OPEN TO FAMILY ROOM
- SEPERATE LOUNGE
- ENCLOSED FORECOURT AND PRIVATE ENCLOSED REAR GARDEN
- DRIVEWAY PARKING
- POPULAR LEVEL LOCATION
- HIGHLY RECOMMENDED FOR INSPECTION

GET THE 'WOW' FACTOR WITH THIS STUNNING, MUCH IMPROVED AND EXTENDED MODERN 3 BED SEMI DETACHED HOUSE ON A VERY POPULAR, CONVENIENTLY LOCATED ESTATE*

This bright 3 bed semi detached home has been improved and extended with no expense spared from the current owners. A change of circumstance is taking them away from their 'forever' home and they invite discerning buyers to view in the knowledge that there are no more improvements they can make. From the wrought iron fenced forecourt to the private mature rear garden this is an amazing home.

On the ground floor is a covered entrance door, a hallway, a cloakroom, a lounge, a fully fitted hand built kitchen with painted 'Tulip Wood' units and "Miostone" work surfaces open to a family room extension with double doors into the garden. On the first floor is the master bedroom with built in wardrobes where the sliding doors reveal access into the superb en suite, there is an equally impressive refitted and retiled family shower room and the two further bedrooms. Outside there is driveway parking to the side where gates lead into the mature, enclosed private garden with westerley aspect. Gas central is via a combi boiler (hive system), there is full double glazing, a boarded loft for storage, and a rear storage shed.

There is swift main road access for the M4, Cwmbran Town Centre and it's Rail/Bus links are less than 2 miles and the sought after Ysgol Gwmfaeg is a short safe walk.

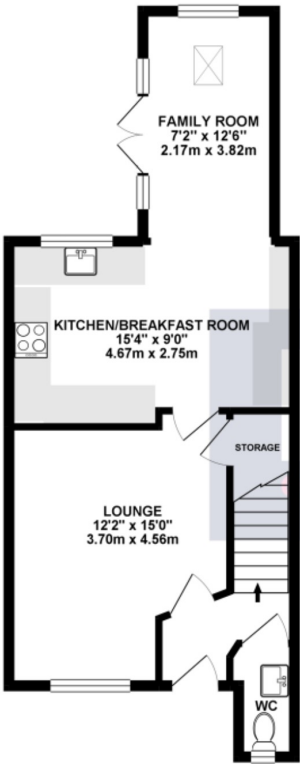
Council Tax Band C. Good EPC rating at C78.

Services:
All mains connected.

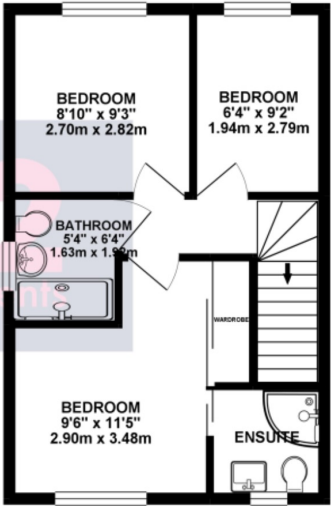
Council Tax Band:
Tax Band C . Torfaen BC.



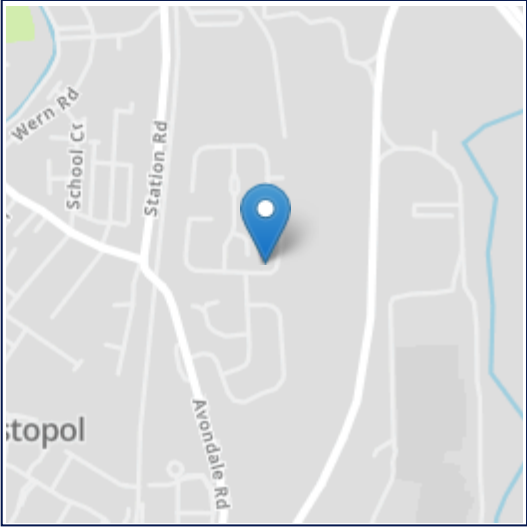
GROUND FLOOR



1ST FLOOR



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 misstatement. 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 is given for their operability or efficiency can be given. Made with Hologram 02/2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(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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