



**104 Chester Close, New Inn, Pontypool. NP4
OLU
£295,000
Tenure Freehold**

- **DOUBLE EXTENDED SEMI DETACHED**
- **LEVEL SOUGHT AFTER LOCATION**
- **THREE BEDROOMS (ONE WITH EN-SUITE AND WALK IN WARDROBE)**
- **TWO GENEROUS RECEPTION ROOMS**
- **FAMILY BATHROOM AND GROUND FLOOR CLOAKROOM**
- **WELL FITTED KITCHEN**
- **ENCLOSED REAR GARDEN WITH VIEWS**
- **SPACIOUS INTEGRAL GARAGE AND TWO VEHICLE PARKING**
- **EPC C**
- **MUST BE SEEN**

**69 Bridge Street, Newport, NP20 4AQ
M2 Estate Agents Newport 01633 289622
www.m2ea.co.uk**

What a property ! This is a generous semi detached family home offered in excellent condition throughout on a level plot. A popular location within sought after New Inn the home has many unique features, the enclosed rear garden obtains available afternoon/evening sun and there is side by side vehicle parking outside the 16'7 x 9'9 garage(this has internal access).

On the ground floor is an internal porch, a 19' lounge, a Shaker style kitchen open to the dining room having double doors into the garden, a cloakroom and the integral garage.

On the first floor are a master bedroom with an en suite and walk in wardrobe, two further bedrooms, good storage and an attractive bathroom.

Gas central heating and full double glazing with an EPC rating of C.

Freehold. Council Tax Band D.

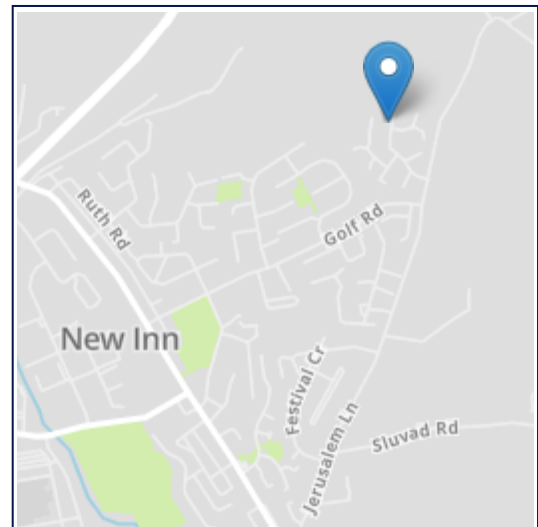
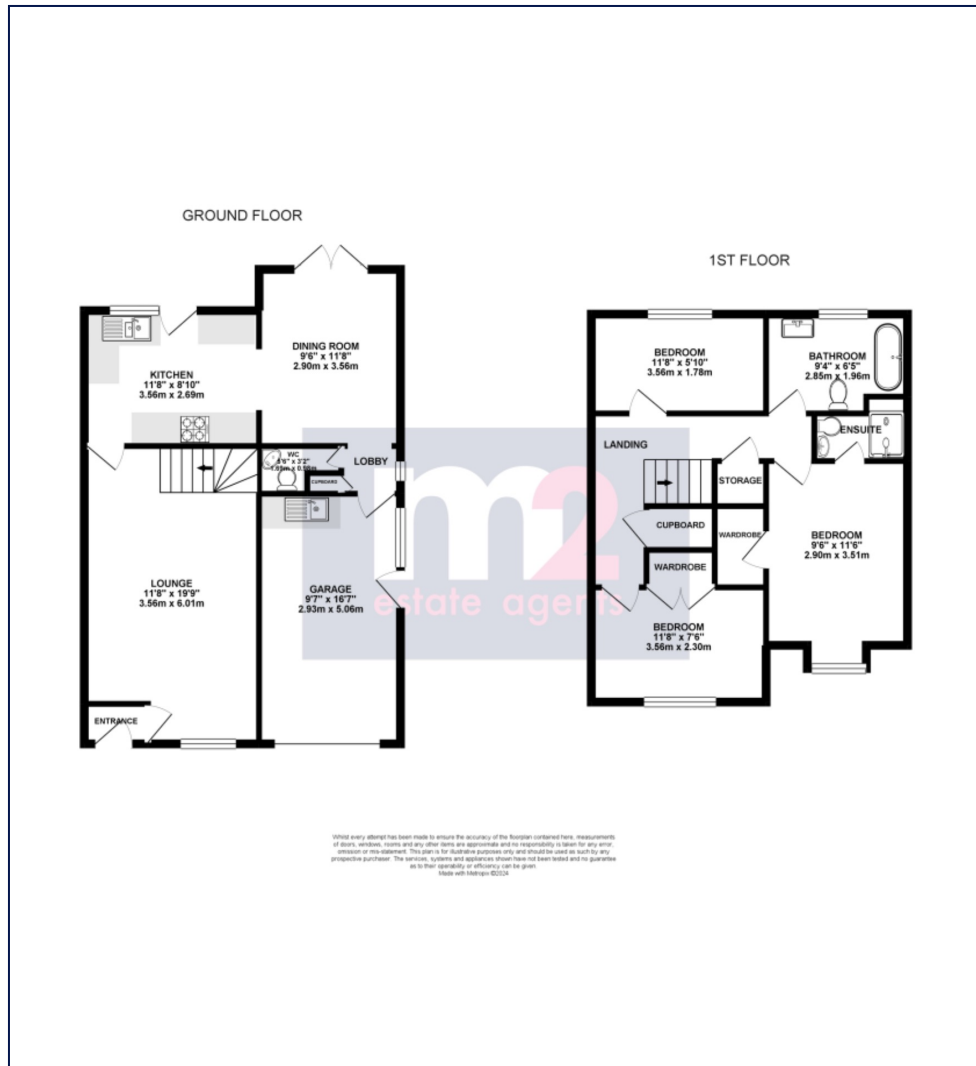
Recommended for internal inspection.

Services:

All mains services

Council Tax Band:

Council Tax Band D. Torfaen.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87
(69-80)	C	71
(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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I/We acknowledge that I/we have read and understand your terms letter and that these property (104 Chester Close, Pontypool, NP4 0LU) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____