



66 Palm Close, New Inn, Pontypool. NP4

0DE

£215,000

Tenure Freehold

- SPACIOUS 2 BEDROOM SEMI DETACHED PROPERTY
- IDEAL ACCOMMODATION FOR FIRST TIME BUYER
- POPULAR LOCATION
- ENTRANCE PORCH
- GOOD SIZE LOUNGE/DINER
- MODERN KITCHEN/BREAKFAST ROOM
- 2 DOUBLE BEDROOMS
- REFITTED BATHROOM
- LONG DRIVEWAY AND GARDEN TO FRONT.
- PATIO & LAWNED REAR GARDEN

A spacious 2 double bedroom semi detached property situated in this popular location on the outskirts of New Inn. The property offers ideal accommodation for a first time buyer or those downsizing, benefiting from a good size rear garden and long driveway.

To the ground floor: An entrance porch leads to a good size lounge/diner with laminate floor and stairs to the first floor.

A modern kitchen/diner benefits from a built in oven & hob, concealed gas boiler, having ample space for a table and enjoying an outlook over the rear garden.

To the first floor: A landing provides access to 2 double bedrooms and a refitted bathroom with shower over bath.

Outside: to the front a garden laid to lawn. A long driveway extended to the rear.

To the rear: A porcelain patio leads onto a garden laid to lawn with central flower bed laid with pebbles, enclose by fencing

Services:

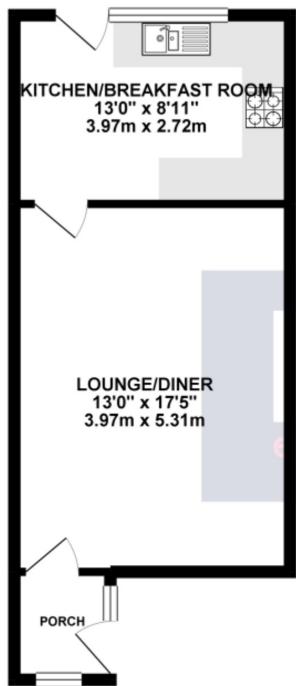
All mains services connected

Council Tax Band:

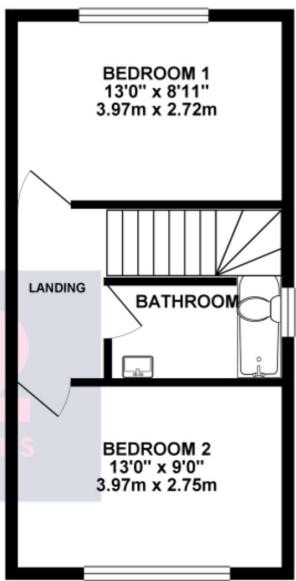
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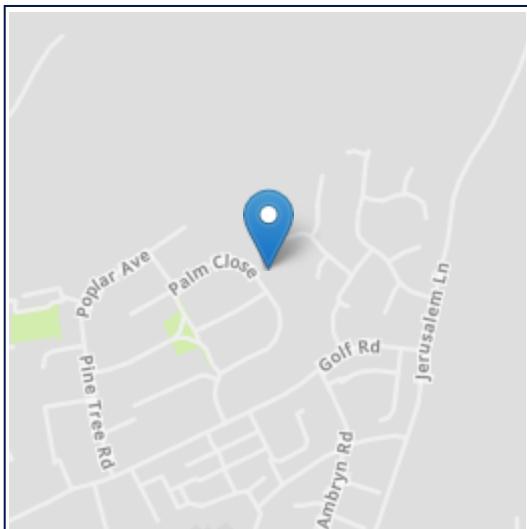
GROUND FLOOR 366.14 sq. ft.
(34.02 sq. m.)



1ST FLOOR 342.97 sq. ft.
(31.86 sq. m.)



TOTAL FLOOR AREA : 709.11 sq. ft. (65.88 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. We have not tested any services or equipment and no guarantee can be given as to their operability or efficiency. We have not been tested and no guarantee can be given 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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I/We acknowledge that I/we have read and understand your terms letter and that these property (66 Palm Close, Pontypool, NP4 0DE) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____