



**7 Coed Camlas, New Inn, Pontypool. NP4  
8RP  
£390,000  
Tenure Freehold**

- MODERN DETACHED PROPERTY
- REDROW HERITAGE DESIGN
- FOUR BEDROOMS
- REFITTED BATHROOM, EN SUITE AND CLOAKROOM
- TWO RECEPTION ROOMS
- WELL FITTED KITCHEN WITH SEPARATE UTILITY ROOM
- GARAGE AND TWO CAR DRIVE
- FORECOURT GARDEN AND REAR GARDEN BACKING ONTO TREES

This is a very well improved and maintained REDROW built property at the start of this popular Estate situated just off The Highway in New Inn. There is swift access onto the A4042 for Newport/M4/Abergavenny, the New Inn rail link is walkable, there is good Schooling and close access onto the Mon/Brecon canal for walks. Improvements to this well proportioned `Rhodes` house type have included refitting of the kitchen, cloakroom, en suite and bathroom, a replacement central heating boiler, well planted gardens and new windows.

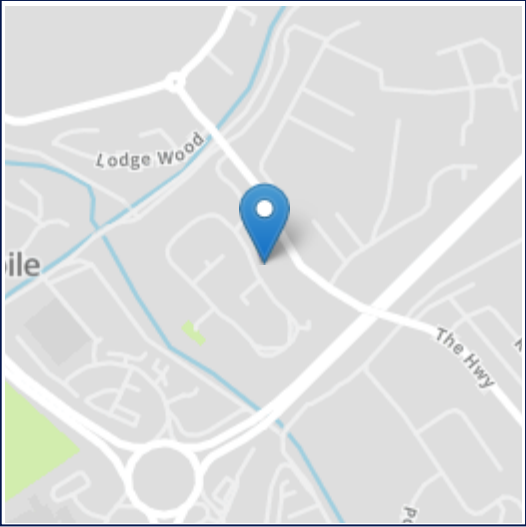
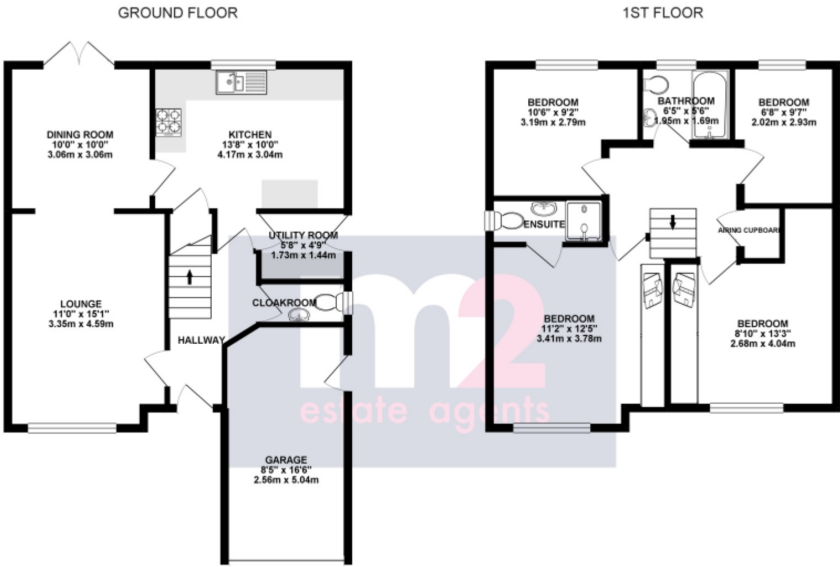
On the ground floor is an entrance hall, a cloakroom, a 15` lounge through to the dining room, a 13` wide well fitted kitchen inc integrated appliances and a utility room.

On the first floor are a landing area, four bedrooms ( two with fitted wardrobes ), an en suite and a family bathroom.

To the front there is an open garden and side by side parking onto the part integral single garage. To the rear via side access there is a level enclosed garden mostly laid to lawn backing onto trees.

Must be seen.Freehold. Council Tax Band F. EPC being arranged.

- Services:  
All services connected  
Council Tax Band:  
Council Tax Band F. Torfaen.



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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.