



1 Twmpath Gardens, Pontypool. NP4 6AU
£230,000
Tenure Freehold

- EXTENDED CHARACTER SEMI DETACHED
- CORNER PLOT WITH GARAGE
- THREE BEDROOMS WITH WARDROBES
- UPSTAIRS SHOWER ROOM AND GROUND FLOOR W.C.
- 23` LOUNGE/DINER
- SEPARATE BREAKFAST ROOM
- SPACIOUS KITCHEN
- HARD LANDSCAPED FORECOURT AND REAR GARDEN
- MUST BE SEEN
- EPC TBA

This is a generous, extended and well presented half-bay windowed period semi detached family home on a corner plot obtaining available daily sun with its East to West orientation.

On the ground floor is an open entrance porch, an entrance hall with stairs off, a 23` lounge/diner, a 15` breakfast room, a square kitchen with plenty of units and a cloakroom. On the first floor are the 3 bedrooms with fitted wardrobes and a walk in shower room. Outside the gardens are well maintained and designed for ease of maintenance with an access door into the wide garage of 21`x11`9 with inspection pit and power.

Gas central heating is via a combi boiler, the property has recently been spa rendered and there are mostly double glazed windows.

Pontypool Town Centre, Tesco/Aldi and the A4048 dual carriageway are a few minutes away as is the Mon/Brecon Canal.

No upper chain.

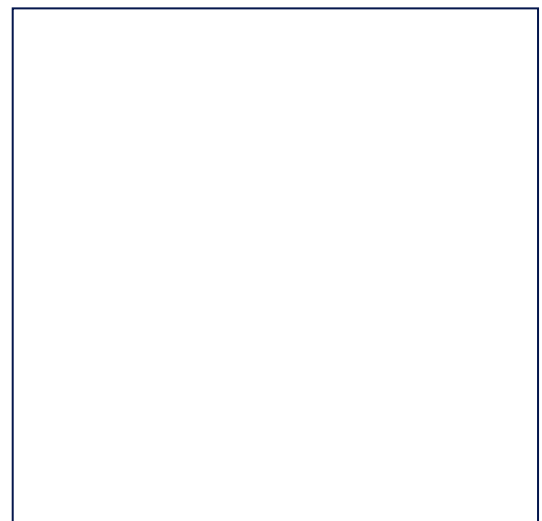
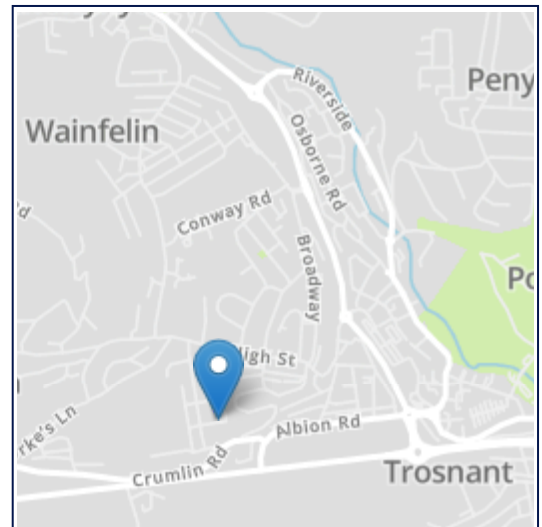
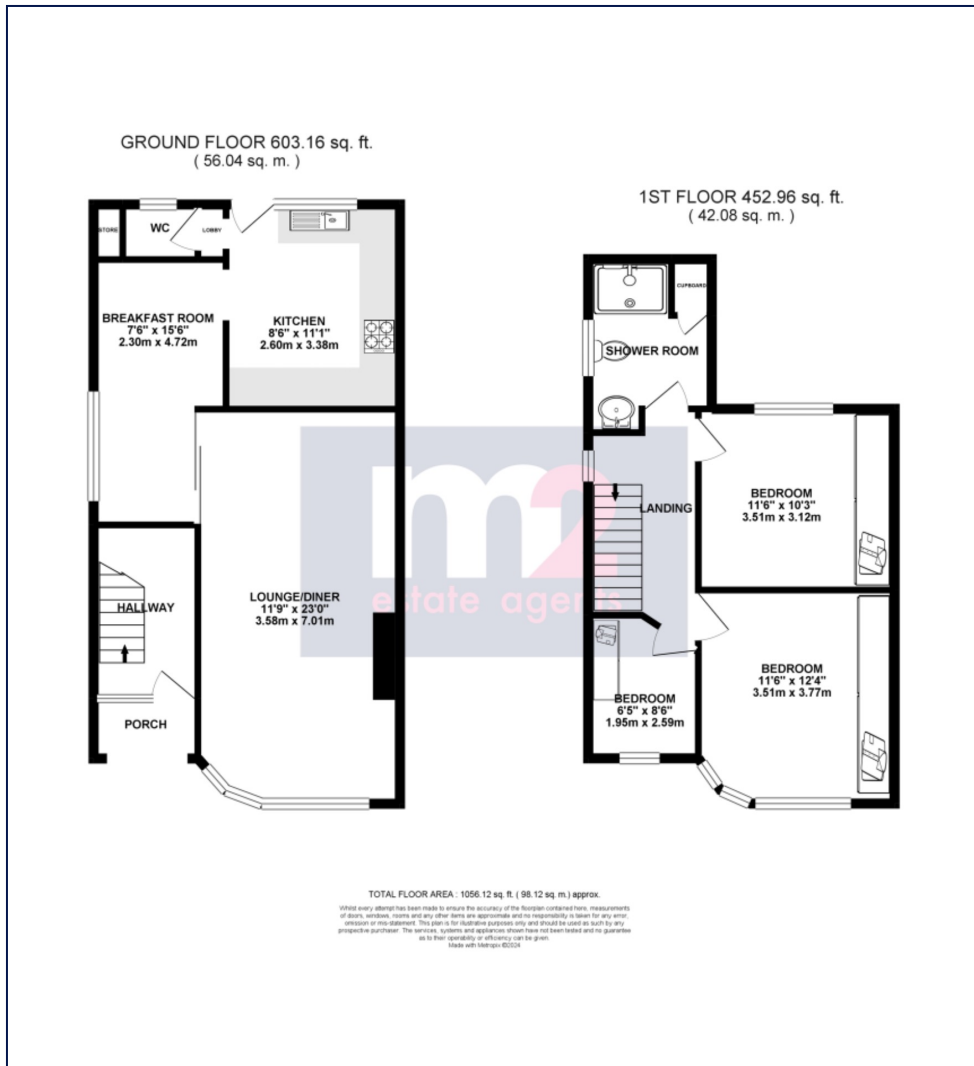
Freehold. EPC tba. Council Tax Band C.

Services:

All mains services

Council Tax Band:

Council Tax Band C. 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.

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I/We acknowledge that I/we have read and understand your terms letter and that these property (1 Twmpath Gardens, Pontypool, NP4 6AU) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____