



**12 Lansdowne, Sebastopol, Pontypool. NP4  
5EF  
£265,000  
Tenure Freehold**

- **GREATLY EXTENDED**
- **NO CHAIN**
- **ENTRANCE HALL**
- **L SHAPED KITCHEN OPENING TO GARDEN**
- **LOUNGE OPEN TO DINING ROOM**
- **3 BEDROOMS**
- **FAMILY SHOWER ROOM & EN-SUITE BATHROOM**
- **LOW MAINTENANCE GARDEN**
- **DRIVEWAY & CAR PORT**
- **EXCELLENT FAMILY ACCOMMODATION**

A greatly extended 3 bedroom semi detached property situated in a popular and convenient location, lying in between Cwmbran & Pontypool. The property has benefited from the addition of a 2 storey extension providing a large L shaped kitchen to the ground floor and master bedroom with en-suite bathroom to the first.

An entrance hall with stairs to the first floor, storage cupboard beneath. The "L" shaped lounge/diner opens via double doors to a good size kitchen/breakfast room, spanning the full width of the house having patio doors to the rear, built in oven and hob and a large pantry/storage cupboard.

Upstairs a landing leads to 3 bedrooms the 2nd having built wardrobes. The master bedroom benefits from a superb en-suite bathroom with free standing bath and tiled walls.

A shower room with quadrant shower and body jets serves the remaining bedrooms.

Outside a resin driveway and hardstanding provides access to the side carport with access to the rear. The rear garden features a porcelain tiled patio with raised beds. Steps lead to a further sun terrace again tiled with well stocked bordering beds.

Services:

All mains services connected

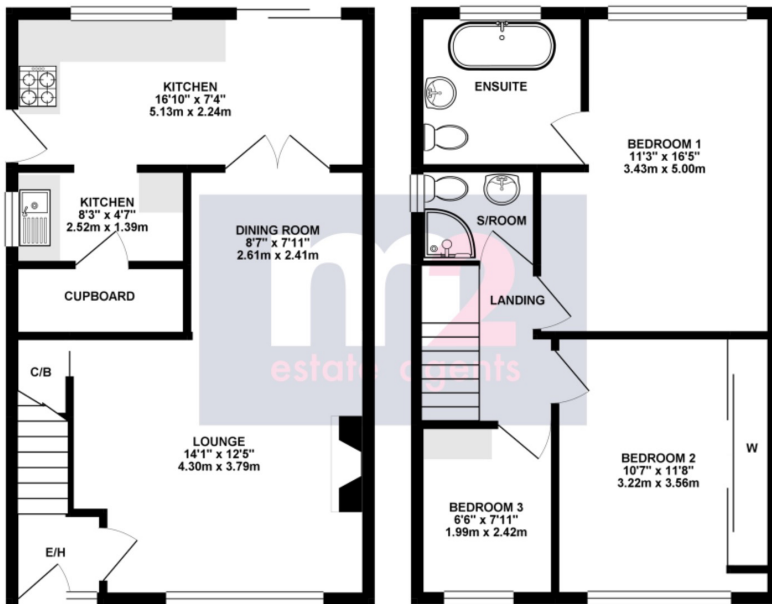
Council Tax Band:

D



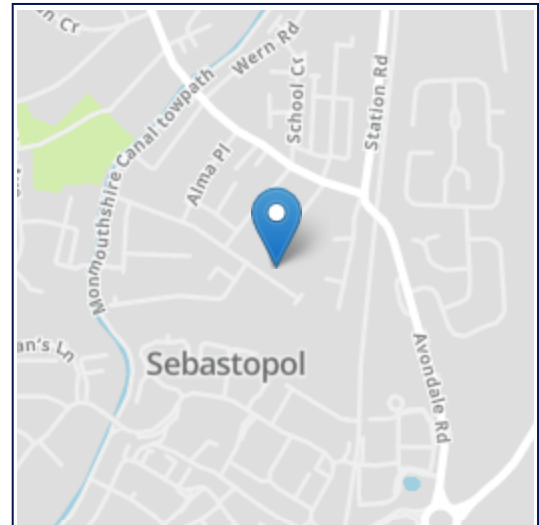
GROUND FLOOR 466.32 sq. ft.  
(43.32 sq. m.)

1ST FLOOR 466.32 sq. ft.  
(43.32 sq. m.)



TOTAL FLOOR AREA - 932.64 sq. ft. (86.65 sq. m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>84</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>67</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.

M2 Estate Agents for themselves and for the Vendors or 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.

I/We acknowledge that I/we have read and understand your terms letter and that these property ( 12 Lansdowne, Pontypool, NP4 5EF ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_