



**24 Midfield Estate, Penperlleni, Pontypool.
NP4 0AS**

Offers Invited £270,000

Tenure Freehold (to be confirmed)

- SPACIOUS SEMI DETACHED PROPERTY
- POPULAR VILLAGE SITUATED BETWEEN USK & ABERGAVENNY
- ENTRANCE HALL
- LOUNGE OPENING TO DINING ROOM
- REFITTED KITCHEN
- GARDEN ROOM & GROUND FLOOR WC
- 3 BEDROOMS
- FAMILY BATHROOM
- LONG DRIVEWAY & GARDEN TO FRONT
- ENCLOSED REAR GARDEN
- NO CHAIN

Situated between Usk and Abergavenny this 3 bedroom semi detached property occupies a good sized plot offering ideal family accommodation which has recently benefited from majority double glazing and a new felted and tiled roof. The property lies within easy access of the primary school and excellent road networks as well as the local shop, fish & chip shop and pub.

To the ground floor an entrance hall with stairs to first floor leads to a spacious bright lounge with feature fireplace opening to the dining room.

A refitted kitchen benefits from splash back panelling with windows to 2 elevations. Door opens to the garden room having w.c off and a utility cupboard.

To the first floor: A landing leads to 3 bedrooms and a family bathroom fitted with a white suite and shower over bath.

Outside: The property occupies a corner plot with lawned gardens to front. A central brick paved driveway provides parking with outbuilding offering potential to convert to a home office.

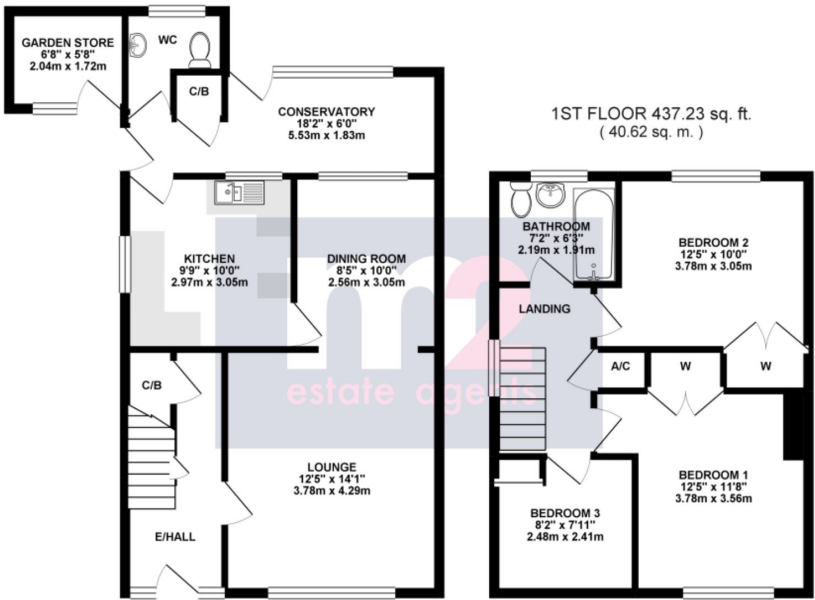
To the rear: A patio area leads onto a garden laid to lawn enclosed by fencing, storage shed

Services:
All mains services connected
Council Tax Band:
D



GROUND FLOOR 604.42 sq. ft.
(56.15 sq. m.)

1ST FLOOR 437.23 sq. ft.
(40.62 sq. m.)



TOTAL FLOOR AREA : 1041.65 sq. ft. (96.77 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 such 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+) A		
(81-91) B		84
(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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