



**2 Coed Y Felin, New Inn, Pontypool. NP4  
OBX  
£360,000  
Tenure Freehold**

- GUIDE PRICE £360,000 - £365,000
- OUTSTANDING EXTENDED DETACHED PROPERTY ON REDROW SITE
- QUALITY IMPROVEMENTS THROUGHOUT
- THREE BEDROOMS ( TWO WITH WARDROBES )
- EN SUITE, FAMILY BATHROOM AND CLOAKROOM
- LARGE KITCHEN DINING ROOM WITH GRANITE WORK SURFACES
- 17' WIDE ORANGERY/CONSERVATORY
- ATTACHED GARAGE AND TWO CAR ALONGSIDE DRIVEWAY
- PRIVATE REAR GARDEN WITH PATIO
- EPC B83



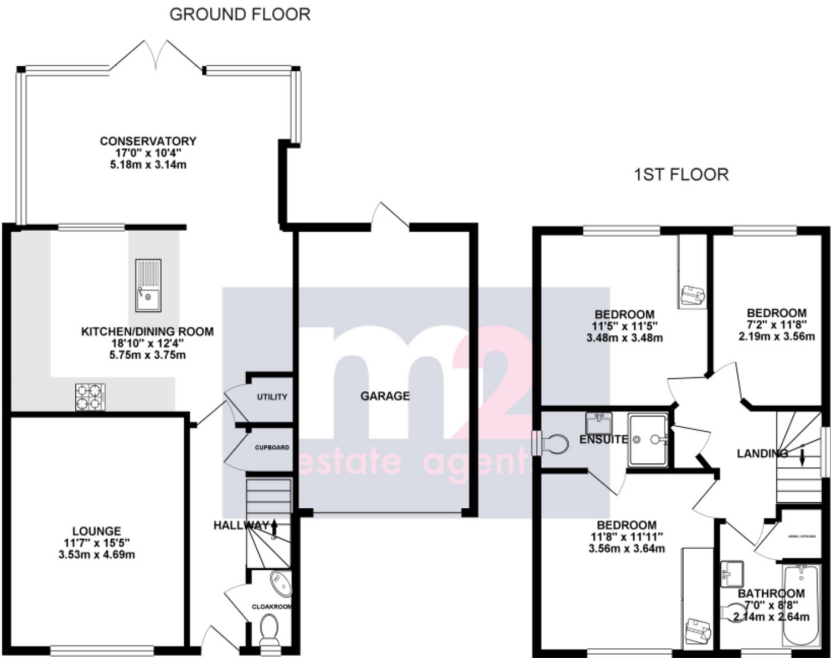
\* GUIDE PRICE £360,000 - £365,000\* This is an extremely well presented and improved three bed detached property in the ever popular area of New Inn, good for major road connections and Cwmbran Town Centre. The REDROW built home has many upgrades and has the addition of a quality 17' conservatory with vaulted roof. The rear garden obtains afternoon and evening sun and is not backed upon. The accommodation comprises;

Ground Floor: entrance hall, a 15' lounge, a full width kitchen/dining room with integrated appliances and granite prep surfaces, a cloakroom and the conservatory.  
First Floor: landing, 3 bedrooms( two with wardrobes), en suite and family bathroom.

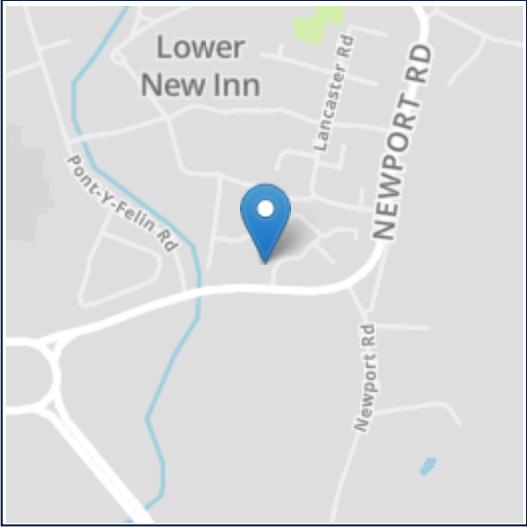
Outside the property is found at the beginning of this small estate with a drive to alongside two car parking and a generous attached garage. To the private rear there is a wide Indian Sandstone patio with glass balustrade, covered space currently for a hot tub and a lawn enclosed with high fencing.

There is quality flooring inc. carpeting and extensive porcelain tiling on the ground floor and front wooden window blinds.

Highly recommended. EPC B83.  
Services:  
All mains connected  
Council Tax Band:  
Torfaen . Tax band E.



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 misstatement. This plan is for guidance 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 is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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.

I/We acknowledge that I/we have read and understand your terms letter and that these property ( 2 Coed Y Felin, Pontypool, NP4 0BX ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_