



16 Millbrook Court, Little Mill, Pontypool.

NP4 0HT

£260,000

Tenure Freehold

- SEMI DETACHED FAMILY HOME
- POPULAR VILLAGE LOCATION BETWEEN USK & ABERGAVENNY
- ENTRANCE PORCH, HALLWAY & GROUND FLOOR WC
- GOOD SIZE LOUNGE OPENING TO DINING ROOM
- REFITTED KITCHEN
- 3 BEDROOMS
- BATHROOM
- DRIVEWAY, CARPORT & WORKSHOP
- PLEASANT ENCLOSED REAR GARDEN ENJOYING A SUNNY ASPECT

Situated between Usk and Abergavenny, this spacious three-bedroom semi-detached property offers excellent family accommodation, benefiting from a pleasant enclosed rear garden and a useful former garage utilised as a workshop.

In brief, the accommodation comprises:

An entrance porch leads to the entrance hall with stairs to the first floor and wc beneath.

A good-size lounge enjoys an outlook to the front; double doors provide access to the dining room overlooking the rear garden.

The period-style, recently refitted kitchen benefits from built-in appliances, having access to the carport.

To the first floor: A landing with storage and an airing cupboard leads to three bedrooms and a fully fitted bathroom with a bath and corner shower.

Outside: to the front: A forecourt with a raised flower bed. The long driveway leads through a useful carport to the rear garden and the former garage, now utilised as a workshop/store.

To the rear: A natural stone patio area leads on to a level lawned garden, enjoying a sunny aspect, bordering beds, enclosed by fencing.

Please note: In accordance with the Estate Agents Act, we must inform all purchasers that the vendor is a relative of an employee of M2 Estate Agents.

Services:

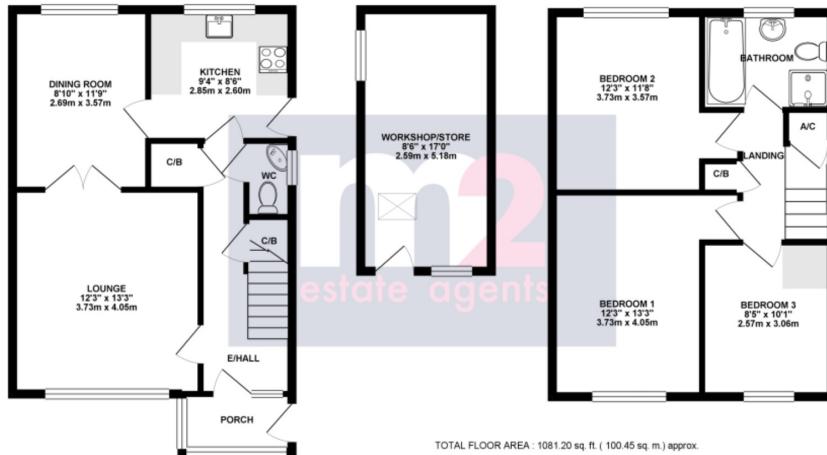
Council Tax Band:

D



GROUND FLOOR 626.45 sq. ft.
(58.20 sq. m.)

1ST FLOOR 454.75 sq. ft.
(42.25 sq. m.)



TOTAL FLOOR AREA : 1081.20 sq. ft. (100.45 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. These plans are for guidance only and should not 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	
(69-80)	C	86
(55-68)	D	
(39-54)	E	71
(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.

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 (16 Millbrook Court, Pontypool, NP4 0HT) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____