



**1 St Antonys Close, Griffithstown, Pontypool  
. NP4 5EY  
£420,000  
Tenure Freehold**

- BRIGHT GENEROUS DETACHED
- GENEROUS CORNER PLOT WITH VIEWS
- FOUR GOOD SIZE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- BATHROOM AND SHOWER ROOM
- UTILITY ROOM
- DOUBLE GLAZED HEATED CONSERVATORY
- DETACHED GARAGE AND DRIVE
- LOVELY GARDENS

What a great opportunity to acquire a most generous extended family home within the ever popular Griffithstown area. The accommodation flows an entrance hall, a bathroom, a 21' lounge with log burner, a separate dining room, a well fitted 16' x 10' kitchen/breakfast room, a utility room with great storage and a heated double glazed conservatory on the ground floor. On the first floor there are 4 generous bedrooms, a shower room and great storage. Outside there are corner gardens enclosing a sloping drive onto a single garage ( electric door ), a well stocked terraced forecourt garden, a private, level side garden with lawn and timber summerhouse, a rear garden and side patio onto a log store.

In good order throughout there is gas central heating via a combi boiler and full double glazing (guaranteed), as well as the log burner.

**MUST BE SEEN.**

Freehold. Council Tax Band E. EPC D64.

Services:

All mains supplied

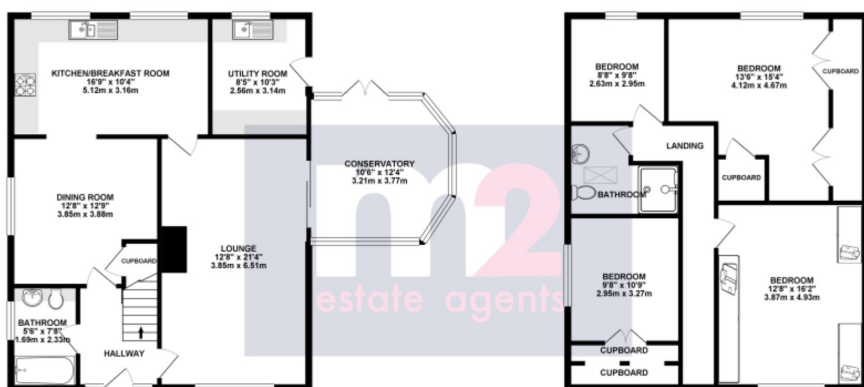
Council Tax Band:

Council Tax Band E. Torfaen.

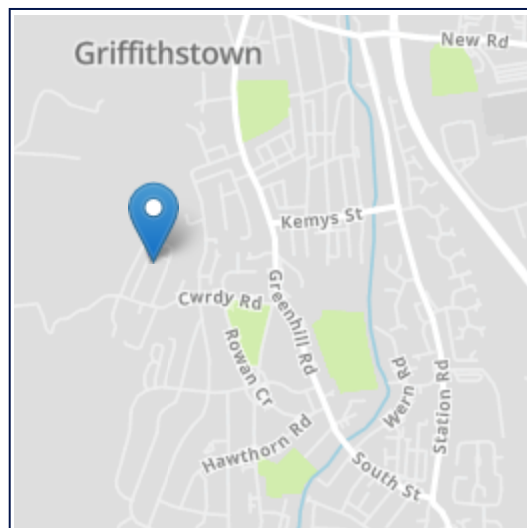


GROUND FLOOR 944.49 sq. ft. (87.75 sq. m.)

1ST FLOOR 802.22 sq. ft. (74.53 sq. m.)



TOTAL FLOOR AREA: 1746.71 sq. ft. (162.28 sq. m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
 Made with Metaplan 00/2014



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>	64	73
(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 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 ( 1 St Anthony's Close, Pontypool, NP4 5EY ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_