



**18 Lansdowne, Sebastopol, Pontypool. NP4  
5EF  
£290,000  
Tenure Freehold**

- **DOUBLE EXTENDED SEMI DETACHED PROPERTY**
- **FULLY UPDATED AND REFITTED**
- **FOUR BEDROOMS ( ONE EN SUITE)**
- **UPSTAIRS BATHROOM AND DOWNSTAIRS WC**
- **LARGE LOUNGE**
- **DINING ROOM**
- **GENEROUS FULLY FITTED KITCHEN**
- **PARKING TO FRONT**
- **REAR GARDEN WITH STORE/GARAGE**
- **NO UPPER CHAIN**

A most spacious and well presented 4 bed semi detached home that has been extensively updated throughout. The sought after area is well located for access onto the main road network, has local amenities, Cwmbran Town Centre and its rail links are a short drive away and there are local walks along the picturesque Mon/Brecon Canal.

On the ground floor is a large L shaped lounge, a dining room, a fully fitted 14` Shaker style kitchen with integrated appliances and a w.c.

On the first floor is a tiled family bathroom and four bedrooms ( three with wardrobes and one with an en suite).

Outside there is side by side vehicle parking to the front, a side pathway leads via a step onto the 14`10 x 9`4 store/garage with electrically operated door and the decked/stoned rear garden.

Viewing highly recommended. Freehold. Council Tax Band D. EPC tbc.

Services:

All mains services

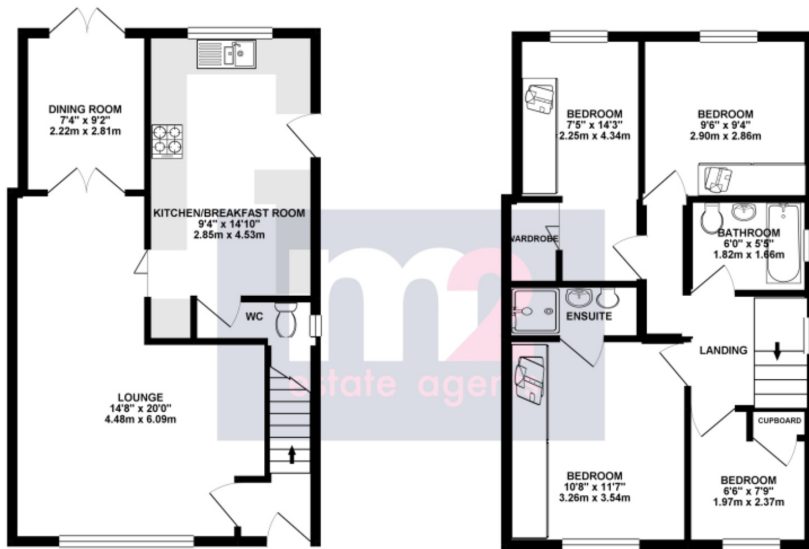
Council Tax Band:

Tax Band D. Torfaen.

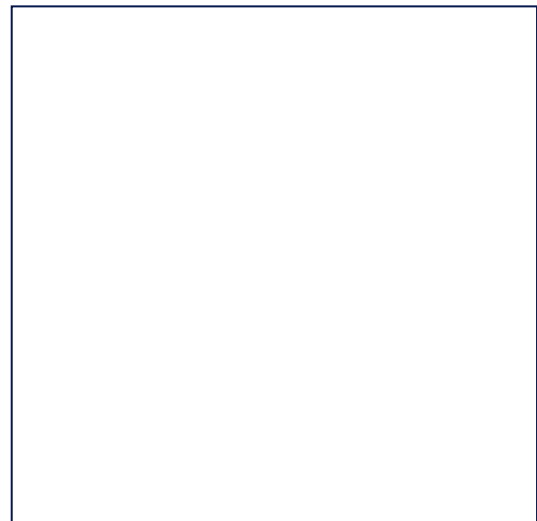
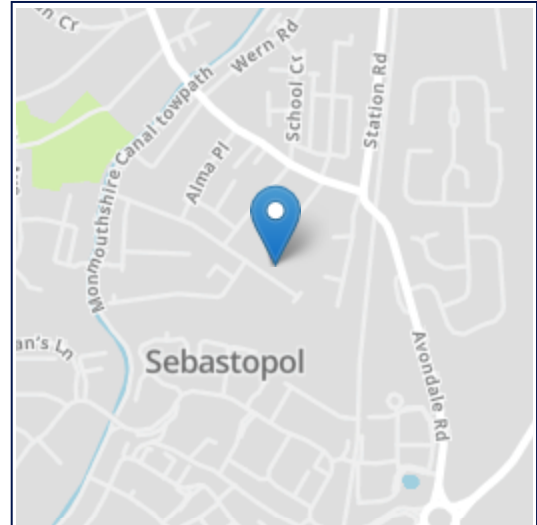


GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for guidance purposes only and should be used as a guide only by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency over time.  
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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 ( 18 Lansdowne, Pontypool, NP4 5EF ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_