



**30 Longhouse Barn, Penperlleni, Pontypool.
NP4 0AX
£460,000
Tenure Freehold**

- LOUNGE WITH WOOD BURNER
- DINING ROOM OPENING TO CONSERVATORY
- SITTING ROOM/BEDROOM 4
- MODERN KITCHEN/BREAKFAST/FAMILY ROOM
- GROUND FLOOR SHOWER ROOM & 1ST FLOOR BATHROOM
- 3/4 BEDROOMS
- LONG DRIVEWAY & GARAGE
- POPULAR VILLAGE BETWEEN USK & ABERGAVENNY
- GOOD SIZE CORNER PLOT
- LOW MAINTENANCE GARDENS

Occupying a large corner plot within this popular village, located between Usk & Abergavenny, this spacious, immaculately presented dormer style property offers versatile family accommodation.

An entrance hall with stairs to first floor. Entered via double doors a spacious lounge enjoys dual aspect bow windows and a central log burner. A bright dining room opens to a large conservatory over looking the rear garden and a further separate sitting room provides the option of a 4th bedroom served by a contemporary ground floor shower room. The large kitchen/breakfast room is fitted with an extensive range of modern wall & base units having integral appliances, peninsular breakfast bar and ample space for a sofa or seating area.

Upstairs a landing leads to 3 bedrooms, 2 having built in wardrobes. A modern bathroom benefits from both bath and separate oversized shower.

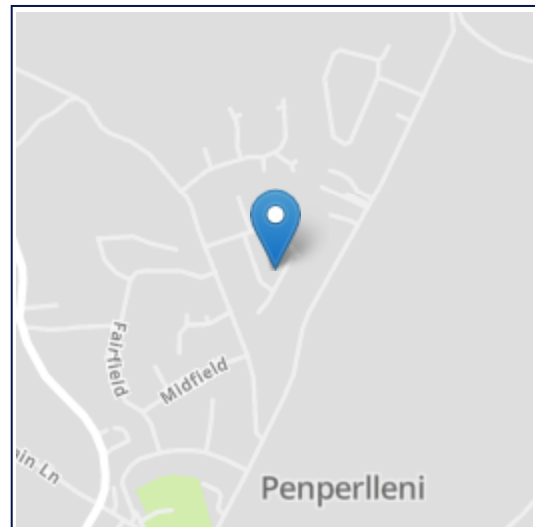
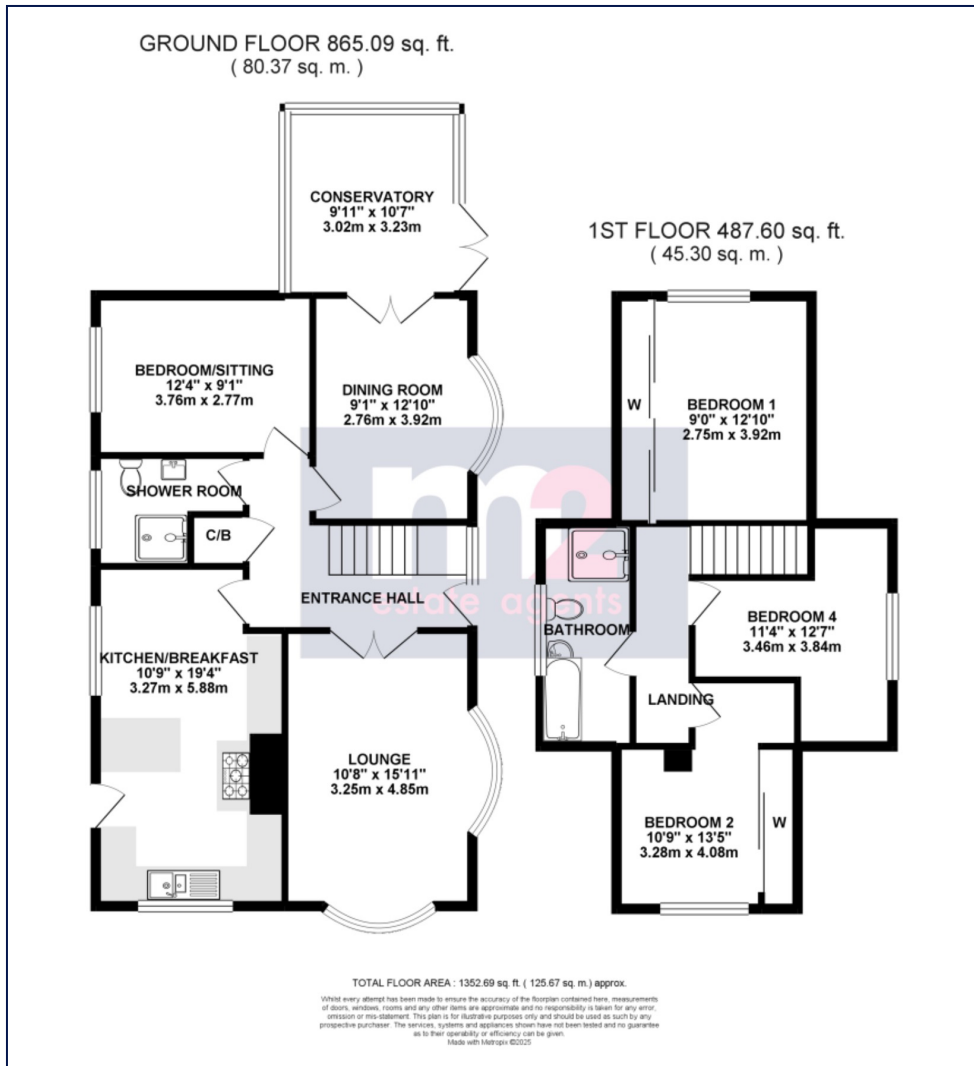
Outside the property occupies a generous corner plot, having lawned garden to front and side enclosed by beech hedging. A central path leads to the front door and seating area. A long driveway provides access to a single garage. To the rear is an easily maintained garden, partially paved with the remaining laid with Cotswold stone enclosed by fencing.

Services:

All mains services connected

Council Tax Band:

F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		97
A		
(81-91)		
B		
(69-80)		72
C		
(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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I/We acknowledge that I/we have read and understand your terms letter and that these property (30 Longhouse Barn, Pontypool, NP4 0AX) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____