



Ashleigh, Penperlleni, Pontypool. NP4 0BA
£279,950
Tenure

- **SPACIOUS DETACHED BUNGALOW REQUIRING UPDATING**
- **POPULAR VILLAGE LOCATION IN BETWEEN USK & ABERGAVENNY**
- **ENTRANCE HALL**
- **GOOD SIZE LOUNGE**
- **KITCHEN & BREAKFAST ROOM**
- **LARGE UTILITY ROOM**
- **SITTING ROOM/BEDROOM 3**
- **2/3 BEDROOMS**
- **BATHROOM**
- **EXTENSIVE PARKING**

11 Cross Street, Abergavenny, NP7 5EH
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A spacious 2/3 bedroom detached bungalow situated in between Usk & Abergenny offering versatile accommodation yet requiring some updating. The property occupies a good size plot adjoining the former service station and benefits from gardens to the front, side & rear with extensive parking. A useful loft area, already boarded and lined with window, offers further potential subject to necessary planning and building regulations.

Further accommodation comprises: An entrance porch via sliding doors leads to an L Shaped Entrance Hall with airing cupboard. A good size lounge is situated at the front of the property with built in storage cupboards. The breakfast room leads to a spacious kitchen and large utility room housing a modern oil fired boiler providing heating and hot water. A sitting room offers potential for use as a main bedroom with 2 further bedrooms located at the rear of the property served by a family bathroom with pull down stairs providing access to the useful loft.

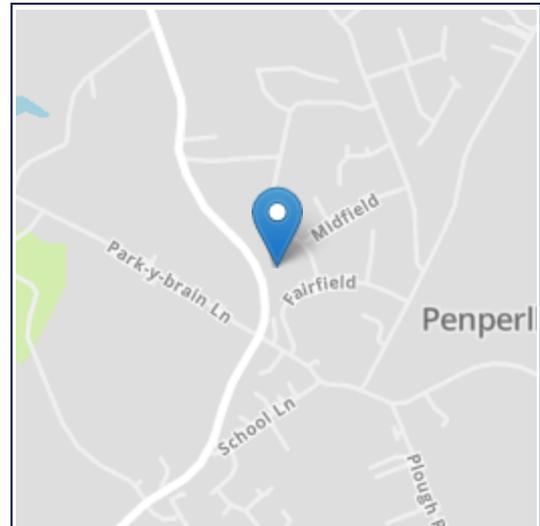
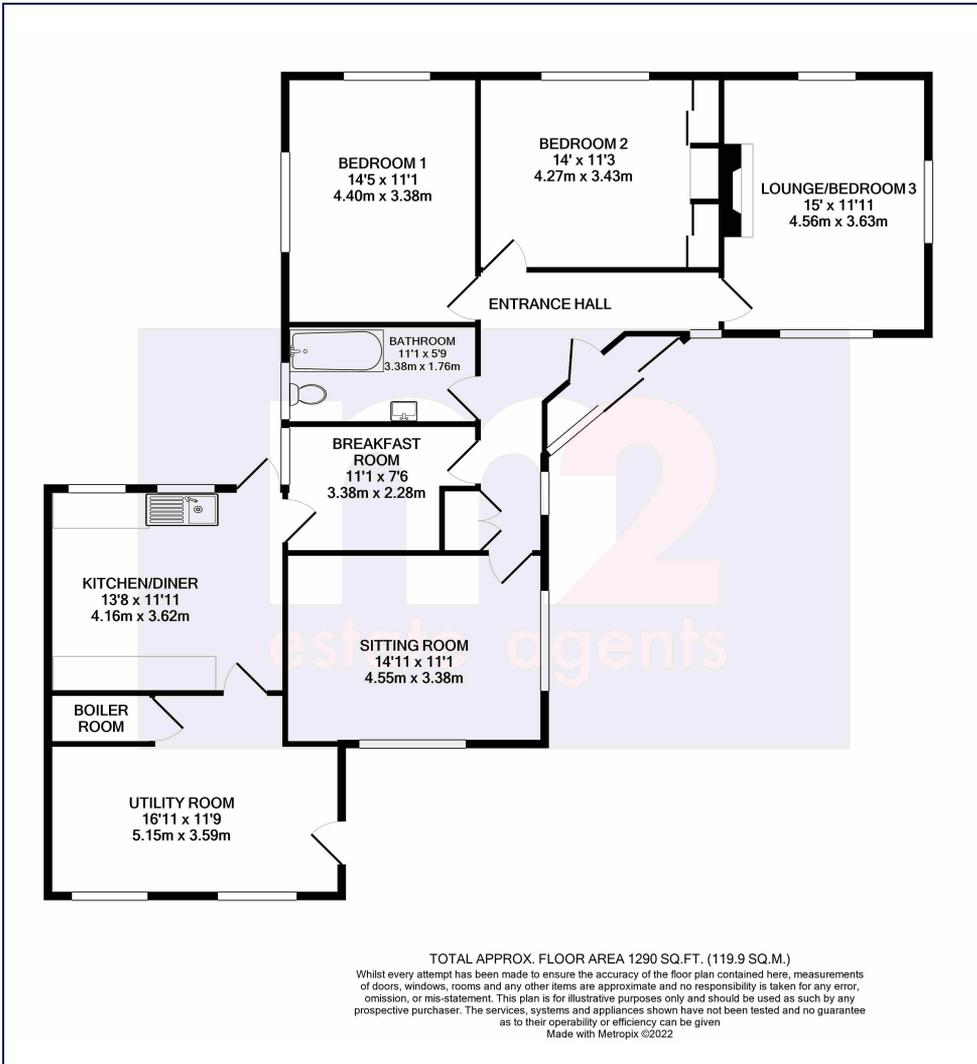
Outside: The property occupies a good sized plot accessed via a right of way from the service station. A driveway provides extensive parking to the front with pathways extending to the main entrance and side accesses. At the side of the property is a former vegetable garden with redundant access to the rear of the service station. To the rear is a private garden laid to lawn part enclosed by hedging. The property benefits from oil fired central heating and is offered for sale with no chain.

Services:

Oil central heating. Mains electric and drainage.

Council Tax Band:

F



Awaiting EPC

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 (Pontypool, NP4 OBA) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____