



**Orchard Farm Estate
Trevethin
Pontypool
Torfaen
NP4 8DN**

Offers In Excess Of £220,000

bettermove

Orchard Farm Estate

Pontypool

Bettermove are proud to present this 3 bedroom semi-detached house in Pontypool.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the rear of the property and garage.

The council tax band is C.

This is a leasehold property with 999 years on the lease from 1964; the ground rent is £12pa.

The interior of this beautifully presented property comprises a spacious living room, dining room, conservatory and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

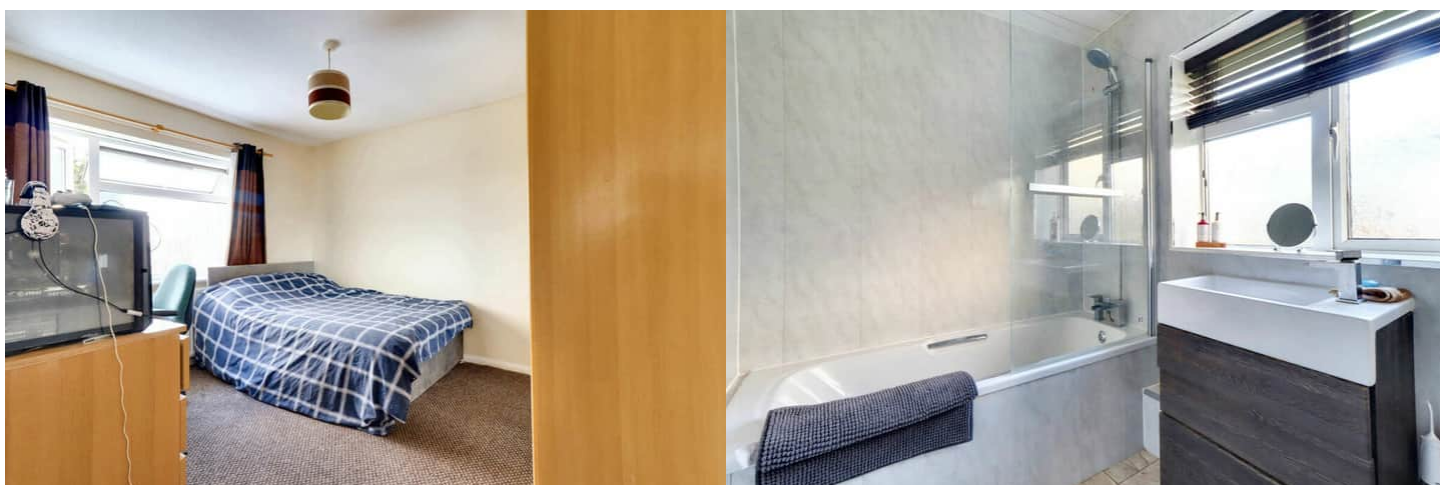
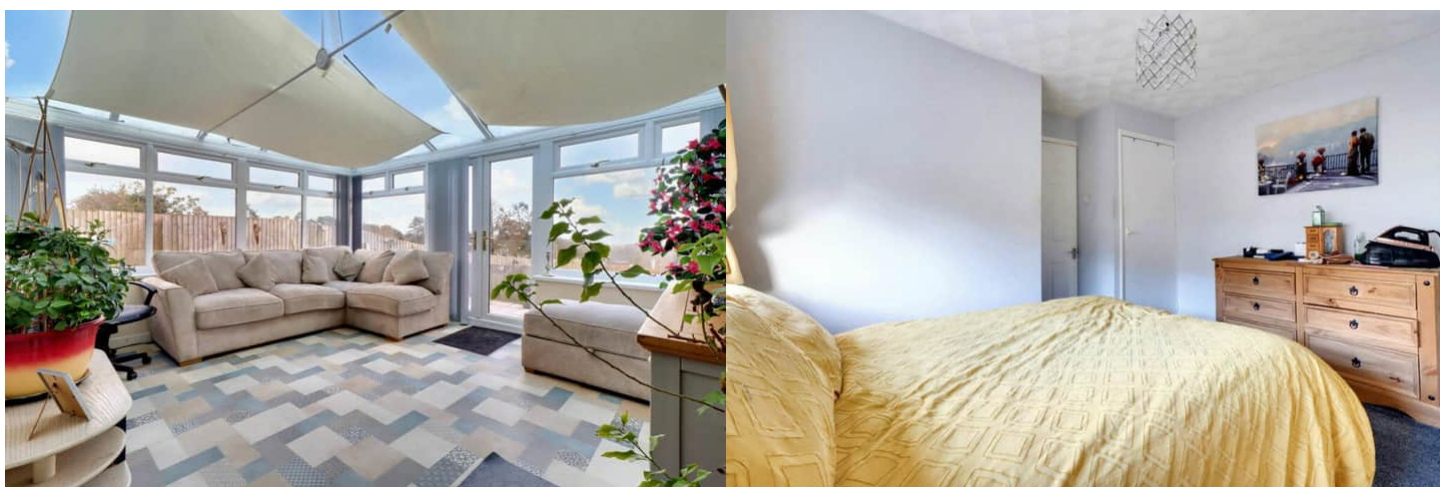
Located in the popular town of Pontypool, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A4042, A472 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

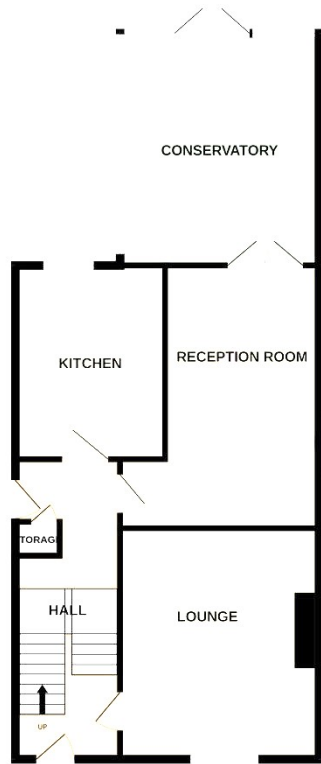
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	70	
(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	



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