



Ty Gwyn, Glascoed, Pontypool. NP4 0TE
£650,000
Tenure Freehold

- **SPACIOUS DETACHED BUNGALOW IN RURAL LOCATION**
- **IDEAL FOR RENOVATION AND DEVELOPMENT**
- **OCCUPYING IN THE REGION OF 5.6 ACRES WITH STABLES AND USEFUL OUT BUILDINGS**
- **LOUNGE AND SEPARATE DINING ROOM**
- **KITCHEN/BREAKFAST ROOM**
- **3 BEDROOMS**
- **FAMILY BATHROOM & SEPARATE SHOWER ROOM**
- **NO CHAIN**

19 Bridge Street, NP15 1BQ
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Located between Usk and New Inn, this spacious three-bedroom bungalow occupies approximately 5.6 acres, lying on the edge of the popular rural hamlet of Glascoed, backing onto the Woodlake Park Golf Club and within easy access of excellent recreational facilities at Llandegveth reservoir.

The property offers an ideal purchase for those looking to redevelop or renovate and may be of particular interest to those with an equestrian requirement, having outbuildings and easy access to the surrounding land.

An entrance porch and hall provide access to a spacious lounge and a separate dining room.

A kitchen/breakfast room leads to a useful utility room with storage cupboards, access to the rear porch and a shower room/w/c.

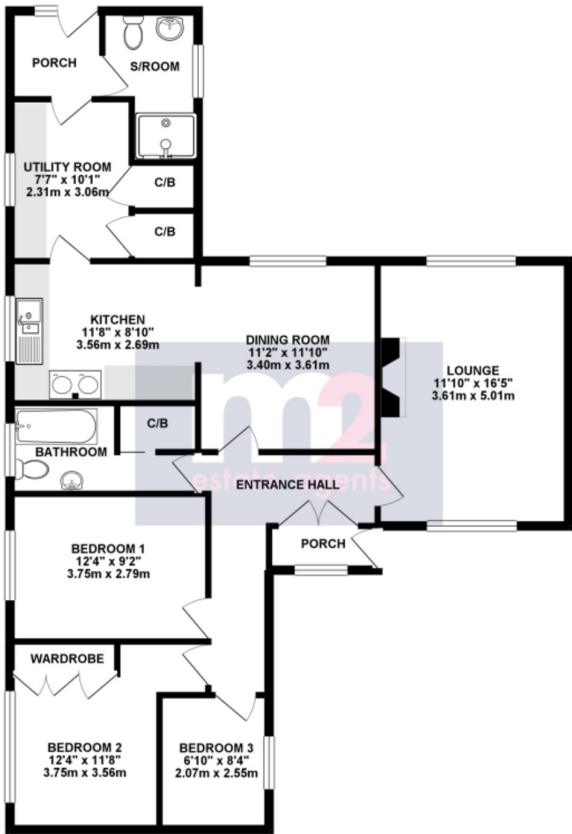
Leading off the main hallway are three bedrooms and a family bathroom.

Outside: The property is approached via a gated, sweeping driveway leading to a parking area at the front of the property and continuing around to the rear, providing access to the stables and outbuildings. The surrounding gardens are planted with a variety of trees and shrubs, providing privacy, with gates providing direct access into the fields and paddock. It is understood the property occupies approximately 5.6 acres.

Services:
Council Tax Band:
F



GROUND FLOOR 1073.20 sq. ft.
(99.70 sq. m.)



TOTAL FLOOR AREA : 1073.20 sq. ft. (99.70 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	37	
(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.

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

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____