



**6 Coed Y Felin, New Inn, Pontypool. NP4
OBX
£420,000
Tenure Freehold**

- WELL PRESENTED MODERN DETACHED
- SMALL CONVENIENT REDROW ESTATE
- FOUR BEDROOMS (THREE WITH WARDROBES)
- EN SUITE, BATHROOM AND CLOAKROOM
- GENEROUS LOUNGE
- SOCIABLE 25` KITCHEN/ DINING ROOM
- UTILITY ROOM
- WESTERLEY FACING LEVEL GARDEN
- TWO CAR DRIVEWAY AND GARAGE
- MANY UPGRADES AND IMPROVEMENTS

* TURNKEY CONDITION THROUGHOUT * This is a much improved and well maintained four bedroom detached REDROW built property on this sought after Estate conveniently placed within easy reach of the A4042 dual carriageway and 15 mins from the M4. Cwmbran and Pontypool are a few miles away for main transport links although there is a local New Inn railway station currently being upgraded.

The well proportioned and energy efficient "Cambridge" design property has been upgraded since its construction approx 10 years ago to include lovely internal doors, Amtico and Karndean flooring downstairs, Sanderson blinds/shutters, additional fitted wardrobes in the third bedroom, a hard landscaped garden for easy maintenance, a feature fireplace in the lounge and a r/c insulated electric door on the garage.

Ground Floor; hallway, cloakroom, lounge, full width kitchen / dining room with integrated alliances and a utility room.

First Floor; four bedrooms (3 with wardrobes). en suite shower room, family bathroom.

Outside; planted forecourt, side drive leading to generous pitch roof detached garage. Fully enclosed westerley facing rear garden.

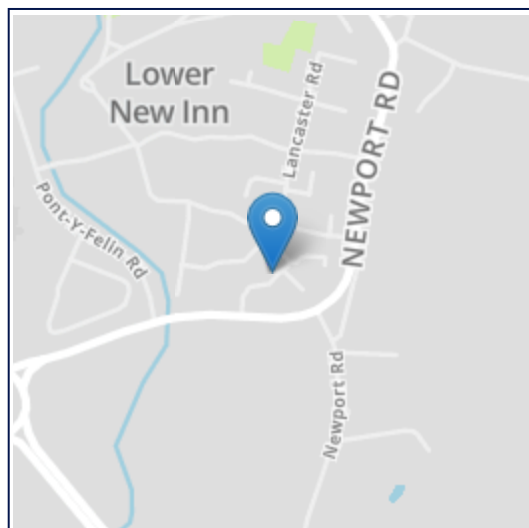
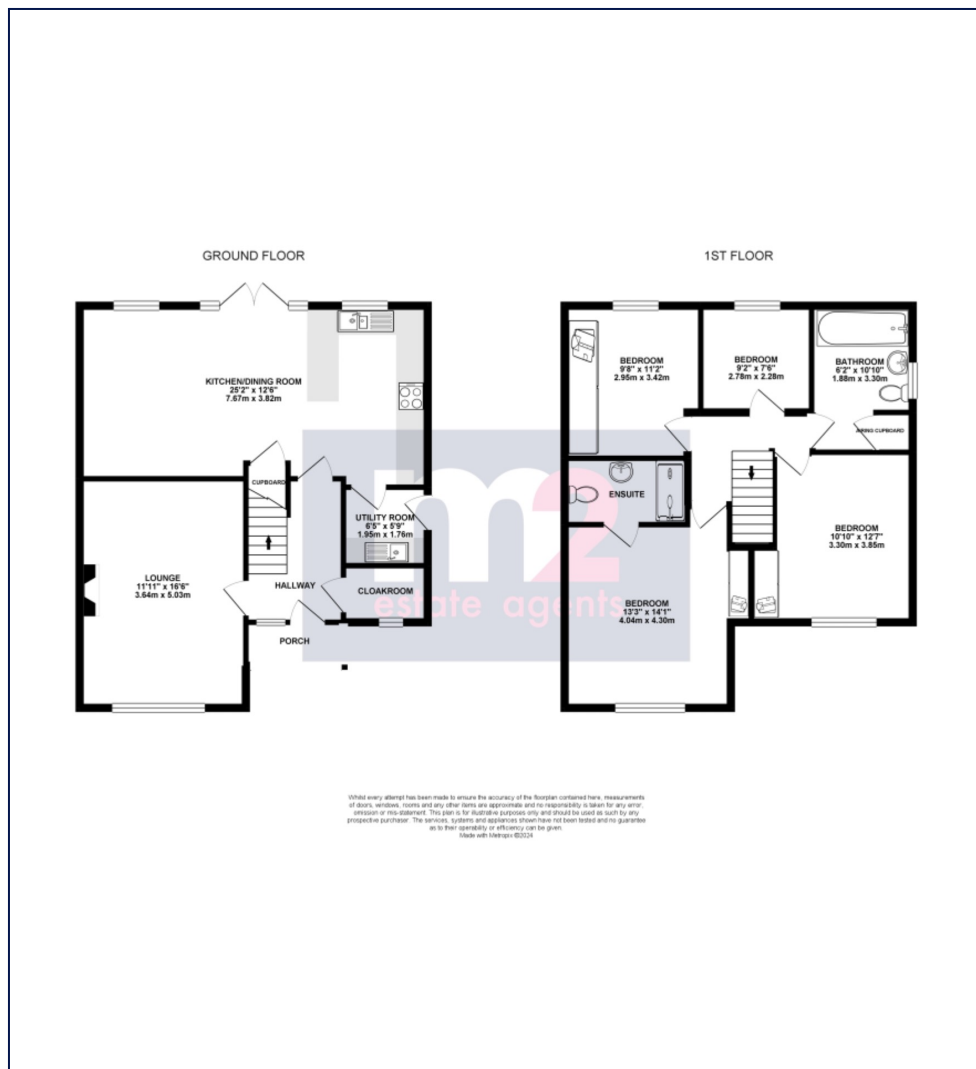
Gas central heating, full double glazing . Council Tax Band F. EPC C79 . Freehold.

Services:

All mains services connected

Council Tax Band:

Council Tax Band F. Torfaen B.C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	79	88
(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.

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 (6 Coed Y Felin, Pontypool, NP4 0BX) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____