



13 Hillcrest, Pontypool, NP4 0NG

Offers over £240,000



GUIDE PRICE £250,000-£260,000 This semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones. With three well-proportioned bedrooms, there is ample space for everyone to find their own sanctuary.

One of the standout attributes of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in this area. This feature is particularly advantageous for families or those who enjoy hosting visitors.

Additionally, the property is offered with no onward chain, allowing for a smooth and efficient purchasing process. This semi-detached home is not only a practical choice but also a wonderful place to create lasting memories. With its appealing location and ample amenities, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.



MAIN DESCRIPTION

Located in the sought-after area of New Inn, this well-presented three-bedroom semi-detached property occupies a generous corner plot and offers a superb opportunity for buyers seeking a home in a friendly, well-connected community. The property is ideally positioned within walking distance of local schools, shops, and amenities, and benefits from excellent road links, regular bus services, and a strong neighbourhood feel — making it ideal for families, commuters, or first-time buyers alike.

The accommodation is arranged over two floors and is entered via a welcoming hallway with stairs leading to the first floor and a useful under-stairs storage cupboard. The spacious lounge/diner is filled with natural light thanks to a bay window at the front and glazed doors opening onto the rear garden, creating a bright and airy living space ideal for both relaxing and entertaining.

The fitted kitchen offers a range of base and wall units, an electric hob and oven, and plumbing for a dishwasher. A window overlooks the rear garden, and a door leads through to a practical utility area, which includes plumbing for a washing machine, space for a fridge/freezer, and direct access to the side garden.

Also on the ground floor is a modern shower room, comprising a vanity wash hand basin, low level WC, and a shower cubicle with a power shower. A side window allows for natural ventilation and light.

Upstairs, the first floor hosts three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes. The remaining rooms offer flexibility for use as children's bedrooms, guest rooms, or a home office.

To the rear, the enclosed garden enjoys a good degree of privacy and features established planting, a patio seating area, and steps leading to a lawn — perfect for outdoor entertaining or family use. The front garden is laid to lawn with mature plants and shrubs, giving the home a welcoming kerb appeal.

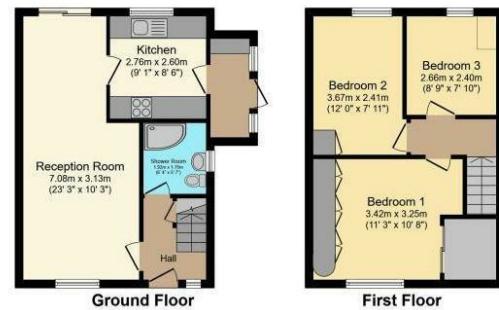
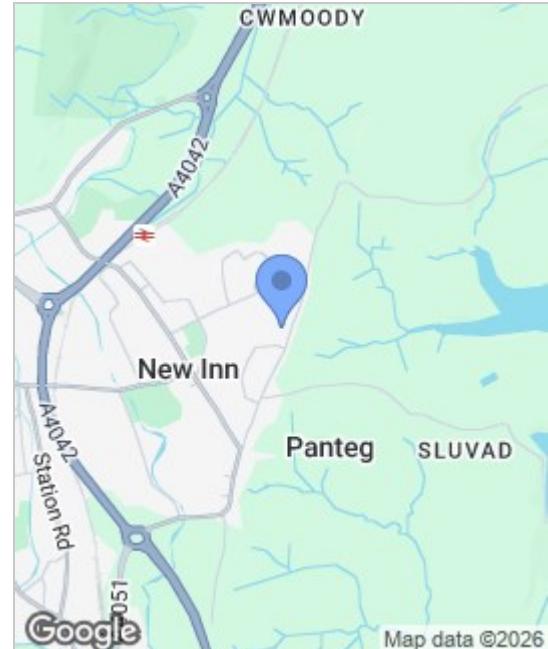
The property also benefits from off-road parking for two vehicles, with an additional parking area leading to a detached garage featuring an electric door. The garage offers excellent potential for use as a workshop, additional storage, or even conversion (subject to necessary planning).

Offered to the market with no onward chain, this is a fantastic opportunity to acquire a well-positioned and versatile home in a popular and convenient location.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



Total floor area 72.9 m² (785 sq.ft.) approx

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		86	
		60	
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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