



## 8 Coed Y Felin, Pontypool, NP4 0BX

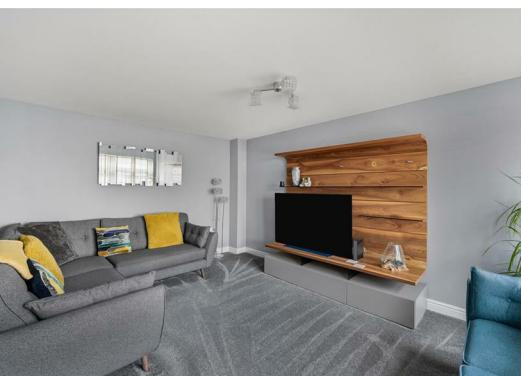
### Asking price £360,000



Nestled in the charming area of Coed Y Felin, New Inn, this delightful detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house boasts a spacious reception room, providing a welcoming area for relaxation and entertaining guests.

The property features two modern bathrooms, ensuring convenience for all occupants. The well-presented interiors are complemented by a thoughtful layout, making it easy to feel at home from the moment you step inside.

This home truly must be viewed to appreciate its full potential and the lifestyle it offers. Don't miss the opportunity to make this charming property your own.



## MAIN DESCRIPTION

Welcome to this impressive detached Warwick design home, beautifully positioned on a small and exclusive development in the ever sought-after New Inn location.

Perfectly placed for modern family living, the property enjoys excellent access to highly regarded schools, the railway station, major road links, regular bus routes and a wealth of local amenities — offering convenience without compromise.

From the moment you step inside, the home exudes warmth and space. A welcoming entrance hall with staircase to the first floor and a useful under-stairs storage cupboard sets the tone for the well-planned accommodation. The light-filled lounge, with its attractive window to the front aspect, provides a wonderful setting for relaxing or entertaining.

At the heart of the home lies the superb modern fitted kitchen/dining room, thoughtfully designed for both everyday living and social occasions. Boasting an extensive range of stylish base and wall units, the kitchen is fully equipped with integrated dishwasher, gas hob, electric oven, microwave and fridge/freezer. Enhanced with upgraded spotlights and elegant ceramic tiled flooring, the space is both practical and contemporary. A rear-facing window and French doors open onto the garden, seamlessly blending indoor and outdoor living — perfect for entertaining family and friends. The ground floor further benefits from a handy utility cupboard with plumbing for a washing machine, keeping laundry neatly tucked away.

Completing the ground floor accommodation is a convenient cloakroom/WC, ideal for guests.

To the first floor are three generously proportioned bedrooms, two of which benefit from fitted wardrobes, offering excellent storage. The impressive principal bedroom enjoys its own en-suite shower room, comprising a double shower cubicle, low-level WC, wash hand basin and window for natural light and ventilation.

A well-appointed family bathroom serves the remaining bedrooms and features a panelled bath with shower over, low-level WC, wash hand basin and useful airing cupboard.

Externally, the property continues to delight. The enclosed rear garden has been thoughtfully arranged with a patio seating area, decking and lawn — ideal for summer gatherings or peaceful evenings outdoors. A side gate provides convenient access to the front. To the front of the property, a driveway leads to the garage, offering ample off-road parking.

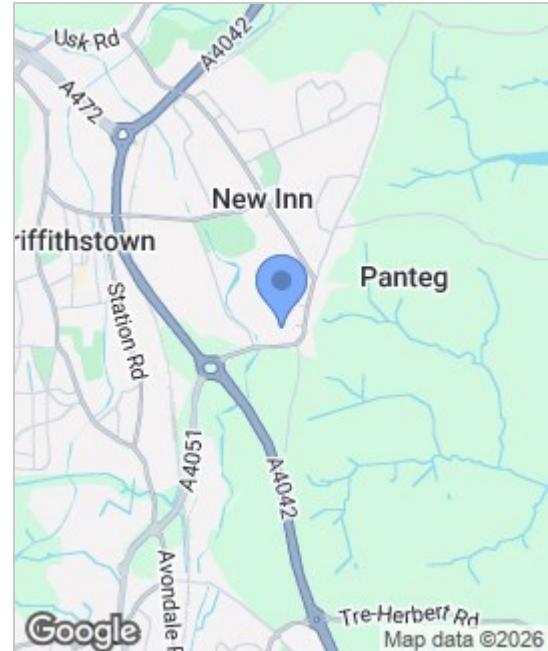
Beautifully presented throughout and ready to move into, this exceptional home truly must be viewed to be fully appreciated.

**TENURE: FREEHOLD**

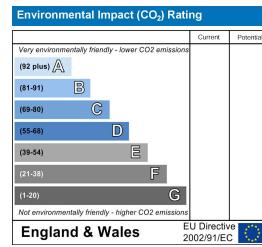
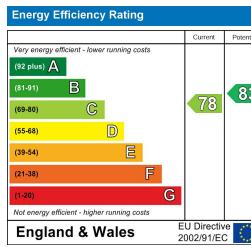
**COUNCIL TAX BAND: E**

**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.

Pursuant to the Estate Agents Act 1979 we are informing interested parties that the seller is related to an employee of One2One Estate Agents.



Total area: approx. 95.5 sq. metres (1028.0 sq. feet)



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