



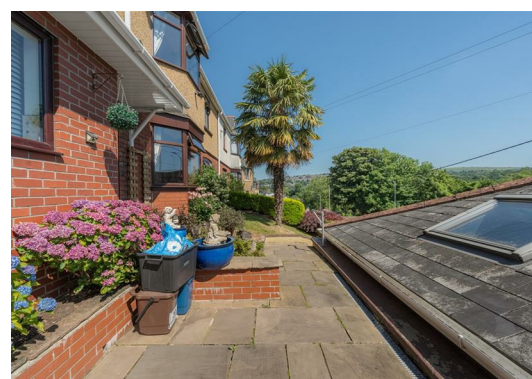
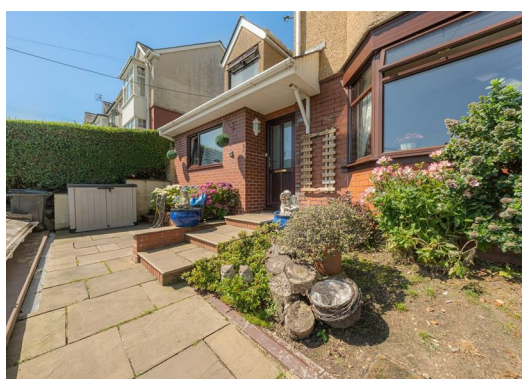
20 Broadway, Pontypool, NP4 6HN

Asking price £330,000



Located in the charming area of Broadway, Pontypool, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings at home.

The house features two bathrooms, ensuring that morning routines run smoothly for everyone. The layout is thoughtfully designed to maximise space and functionality, catering to modern living needs.



MAIN DESCRIPTION

Situated in a sought-after residential location, this beautifully presented and extended three-bedroom family home offers spacious accommodation throughout, stunning far-reaching views, and excellent outdoor space. Ideally positioned within easy reach of well-regarded schools, local amenities, regular bus routes and major road links, this is a superb home for growing families. Internal viewing is highly recommended to fully appreciate everything this impressive property has to offer.

The accommodation is entered via an enclosed porch, leading into a generous and welcoming entrance hall with staircase rising to the first floor and access to a convenient ground floor WC.

The spacious dual-aspect lounge is a real feature of the home, with windows to both the front and rear elevations flooding the room with natural light while taking full advantage of the surrounding views. Offering ample space for both relaxing and entertaining, the room is further enhanced by a charming wood-burning stove and a useful built-in storage cupboard.

A separate, generously proportioned dining room enjoys a bay window to the front elevation, providing yet another opportunity to appreciate the stunning outlook, making it the perfect setting for family meals and entertaining guests.

The well-appointed kitchen/breakfast room is fitted with a range of attractive base and wall units with complementary work surfaces over, incorporating an electric hob, electric oven and integrated dishwasher. There is also space for a full-height fridge and freezer, while the front-facing window once again enjoys the property's elevated views. Adjoining the kitchen is a practical utility room providing plumbing for a washing machine and additional storage space.

To the first floor, the property offers three excellent-sized double bedrooms, each enjoying pleasant outlooks and far-reaching views, creating bright and comfortable living spaces. The accommodation is complemented by a well-appointed family bathroom and a separate shower room, providing both practicality and convenience for modern family living.

Externally, the enclosed rear garden has been thoughtfully designed to provide a variety of outdoor spaces. A small paved seating area leads via steps to a raised patio, with a substantial lawn beyond providing plenty of space for children to play. A decked seating area at the rear of the garden leads to an attractive summer house, creating an ideal space for relaxing, entertaining or use as a home office or hobby room.

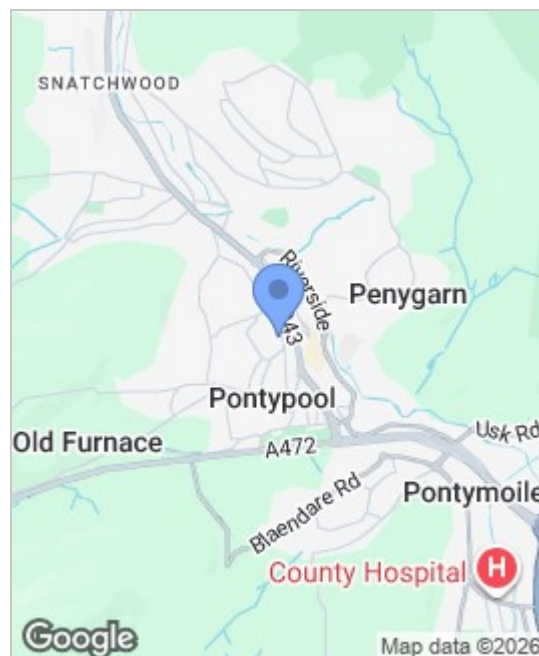
To the front of the property is a double garage together with two off-road parking spaces, providing ample parking for family and visitors.

Offering spacious, versatile accommodation, beautiful views and an excellent location close to schools, amenities and transport links, this exceptional family home simply must be viewed to be fully appreciated.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

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.



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

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