



## 40 Glosters Parade, Pontypool, NP4 0NE

### £275,000



Nestled in the area of Glosters Parade, New Inn, this delightful end terrace house offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining guests. The well-appointed kitchen flows seamlessly into the dining area, making it an ideal setting for family meals and gatherings.

Outside, the property features parking for two vehicles, a valuable asset in this desirable location. The surrounding area is known for its friendly community and easy access to local amenities, making it a wonderful place to call home.

This end terrace house is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking for a family home, this residence offers a fantastic opportunity to enjoy comfortable living in a lovely neighbourhood. Do not miss the chance to view this charming home.



## MAIN DESCRIPTION

Situated in the sought after village of New Inn, this well presented and improved end-terraced property offers an excellent opportunity for families, first time buyers or those seeking a home in a convenient yet attractive location. The property is ideally positioned close to well regarded schools, local shops and everyday amenities. It also benefits from excellent transport links including nearby road connections, regular bus routes and a railway station within easy reach. The popular Llandegfedd Reservoir is also close by, offering scenic walks, watersports and leisure activities.

The property is entered via an enclosed porch which leads into the entrance hall with stairs rising to the first floor. To the front of the property is a bright and spacious lounge with a window overlooking the front aspect and a door leading through to the conservatory. The conservatory provides an additional versatile living space and enjoys direct access to the rear garden.

There is also a comfortable sitting room featuring a multi-fuel burner and a window to the rear. This room opens through to the fitted kitchen/dining area creating a practical and sociable layout. The kitchen is fitted with a range of base and wall units and provides space for a range cooker and fridge/freezer. There is also an under stairs storage cupboard, a window overlooking the rear garden and a door leading to the utility room. The utility room offers plumbing for a washing machine together with additional base and wall units for storage.

Completing the ground floor is a shower room comprising a shower enclosure, low level WC and wash hand basin, with a skylight providing natural light.

To the first floor the landing provides access to three bedrooms along with the family bathroom. The bathroom is fitted with a panelled bath with shower over, a vanity wash hand basin and WC, with windows allowing natural light and ventilation.

Outside, the property benefits from an enclosed rear garden designed to provide a pleasant outdoor space for relaxing or entertaining. The garden features a patio seating area with steps leading up to a generous lawn, along with a decked area, planted sections and a further space suitable for a garden shed.

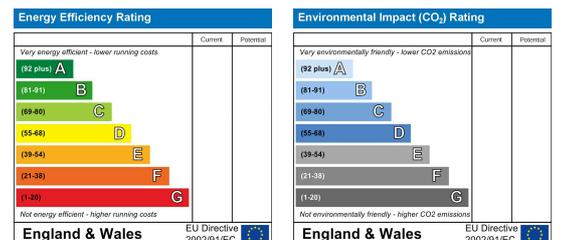
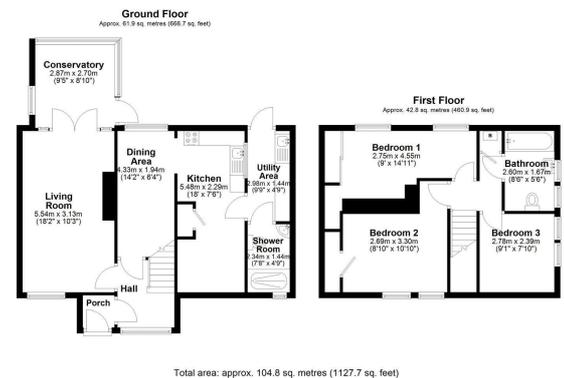
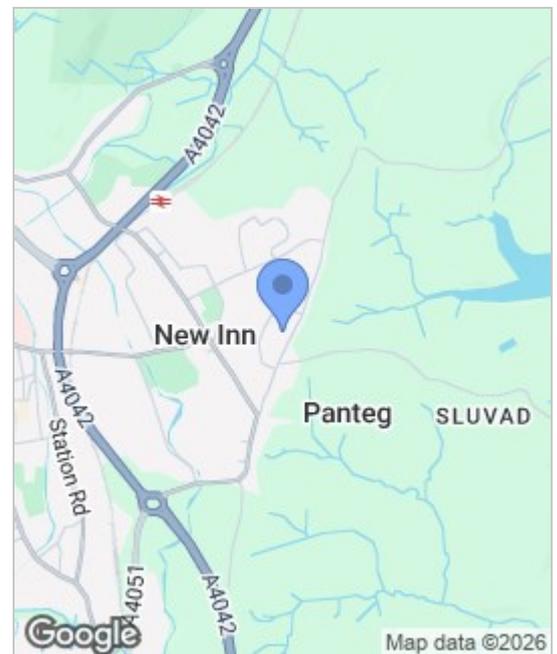
To the front of the property there is a driveway providing off road parking which leads to the garage.

Overall, this attractive home offers well proportioned accommodation in a desirable and convenient location and 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.



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