



## 12 Trostrey Close, Pontypool, NP4 0NL

### Asking price £170,000



Situated in Trostrey Close, New Inn, Pontypool, this extended semi detached house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

Additionally, the property boasts parking for two vehicles, a valuable asset in today's busy world, allowing for easy access and peace of mind.

Situated in a friendly neighbourhood, this home is close to local amenities and offers a welcoming community atmosphere. Whether you are looking to settle down or invest, this property presents an excellent opportunity to enjoy comfortable living in a desirable location. Don't miss the chance to make this lovely house your new home.





MAIN DEScriptON

Located in the highly desirable area of New Inn, this extended semi detached property offers spacious accommodation ideal for families or first time buyers. Conveniently situated close to well regarded schools, a range of local shops and amenities, with excellent bus routes and commuter links nearby.

Upon entering, you're welcomed by an entrance hall with stairs leading to the first floor. The ground floor features a spacious front lounge with a large window allowing for plenty of natural light. The kitchen is fitted with a range of wall and base units, with plumbing for a washing machine and space for additional appliances. A side window and door provide easy access to the exterior.

To the rear of the property is a generous dining/family room with window and patio doors opening onto the rear garden, creating a perfect space for entertaining or relaxing with family. Also on the ground floor is a modern bathroom suite comprising a panelled bath with electric shower over, pedestal wash hand basin, and low-level WC, with a window to the side elevation.

Upstairs offers three well-proportioned bedrooms, ideal for family living.

Externally, the rear garden is fully enclosed and features a patio area and lawn, perfect for outdoor enjoyment. To the front of the property, there is off-road parking.

Early viewing is highly recommended to appreciate the

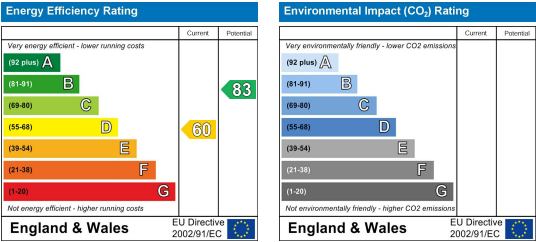
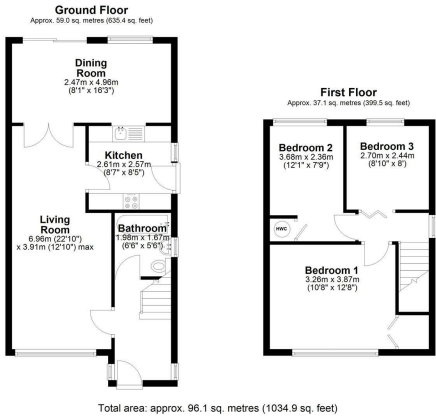
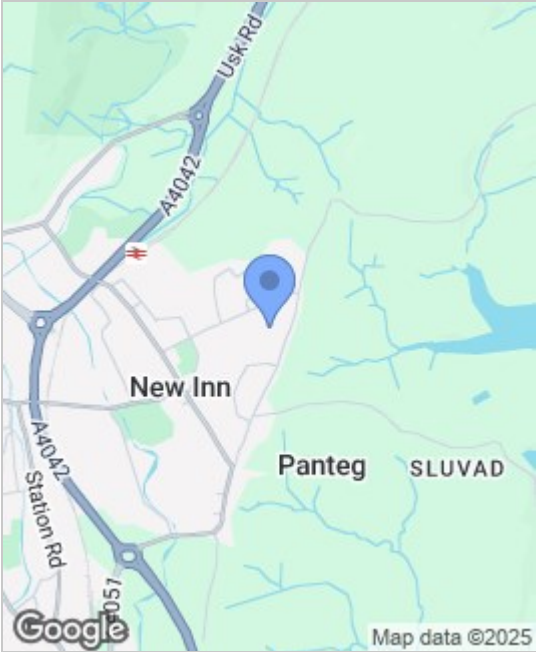
size and location of this lovely home.

NB CASH BUYERS ONLY DUE TO LENGTH OF LEASE

TENURE: LEASEHOLD - CONTACT OFFICE FOR FUTHER DETAILS

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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.