



## 2 Carreg Fawr Manor Road, Pontypool, NP4 7DW

Asking price £475,000



This delightful detached bungalow offers a perfect blend of comfort and space. With four generously sized bedrooms, this property is ideal for families or those seeking extra room for guests or a home office. The bungalow features a welcoming reception room, providing a warm and inviting space for relaxation and entertaining.

One of the standout features of this property is the abundance of outdoor space. The large gardens that sweep around the bungalow create a serene environment, perfect for enjoying the fresh air, gardening, or hosting summer gatherings. The expansive grounds offer plenty of potential for landscaping or simply enjoying the natural beauty that surrounds you.

This bungalow is not just a home; it is a lifestyle choice, offering a peaceful retreat while still being conveniently located near local amenities. Whether you are looking to downsize or seeking a family home with room to grow, this property on Manor Road is a must-see. Embrace the opportunity to make this charming bungalow your own and enjoy the tranquillity of Abersychan living.





MAIN DESCRIPTION

Nestled in a sought after location on Manor Road, this detached bungalow offers versatile accommodation set within generous and mature grounds, with access to local amenities and road links.

The property is approached via a sweeping driveway providing ample off-road parking for several vehicles and leading to a double garage with electric doors and hot and cold water tap.

Internally, the home features a welcoming entrance hall with storage and airing cupboards both with radiators, providing access to all principal rooms. The spacious lounge is filled with natural light from large windows and doors to the front and side elevations, and benefits from a multi-fuel burner, creating a warm and inviting focal point.

The modern kitchen is well-equipped with a range of base and wall units, quartz work surfaces over, sink with filter tap, integrated appliances including a dishwasher, washing machine, and fridge/freezer, space for a range cooker, and a breakfast bar. A dedicated bin cupboard and a side-facing window complete the space.

In addition to the main living accommodation, there is a study/bedroom four with windows and door to the side, along with access to a wet room comprising a low-level WC, pedestal wash hand basin, and shower – ideal for multi-generational living or home working.

There are three further bedrooms,

all of good proportions, served by a contemporary family bathroom featuring a double shower cubicle, panelled bath, low-level WC, vanity wash hand basin, and window.

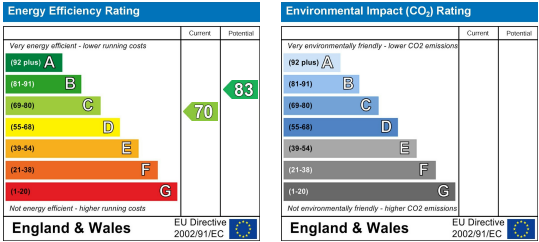
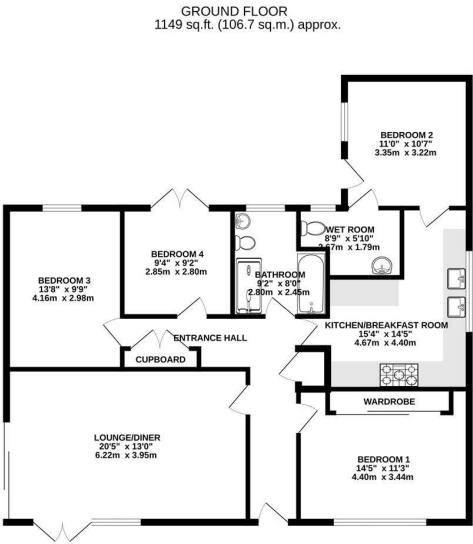
Externally, the beautifully maintained gardens sweep around the property, offering areas of woodland, lawn, and patios to the front, side and rear – perfect for entertaining or enjoying the outdoors in privacy. Three external electric points and two water tap.

This unique property offers an abundance of space both inside and out and 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.



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