



## 24 Larch Close, Pontypool, NP4 0RT

### Guide price £350,000



\*\*\*GUIDE PRICE £350,000-£360,000\*\*\* This well presented detached house offers an exceptional living experience for families and individuals alike. With four spacious bedrooms, this property provides ample room for relaxation and privacy.

The heart of the home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

This charming home is not just a place to live; it is a sanctuary that offers comfort and style in equal measure. Whether you are looking to settle down or invest in a property with great potential, this house in New Inn is a remarkable opportunity not to be missed.



## MAIN DESCRIPTION

Situated in a desirable residential area close to local schools, the train station, and excellent road links, this spacious detached property offers an ideal setting for families and commuters alike. Immaculately presented throughout, the home provides generous living accommodation and a practical layout designed for modern living.

Upon entering the property, the welcoming entrance hall gives access to the ground floor accommodation and features a staircase to the first floor along with a useful under-stairs storage cupboard. A ground floor WC is conveniently positioned off the hall.

To the front of the home is the spacious lounge, enhanced by a large box bay window that floods the room with natural light. The separate dining room offers an excellent space for family meals and entertaining, with doors opening into the conservatory, which in turn provides access to the rear garden.

The fitted kitchen is well laid out with a range of base and wall units, complementary work surfaces, and space for appliances. There is plumbing for a washing machine, a gas hob, electric double oven, and ample room for a fridge/freezer. A window and door overlook and lead out to the rear garden.

To the first floor are four good-sized bedrooms, offering flexibility for family living, home working, or guest accommodation. The primary bedroom benefits from an en-suite shower room, comprising a shower cubicle

with power shower, vanity wash hand basin, low-level WC, and window. The family bathroom includes a panelled bath, pedestal wash hand basin, low-level WC, and window.

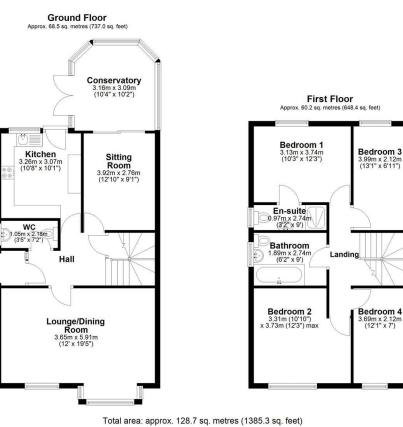
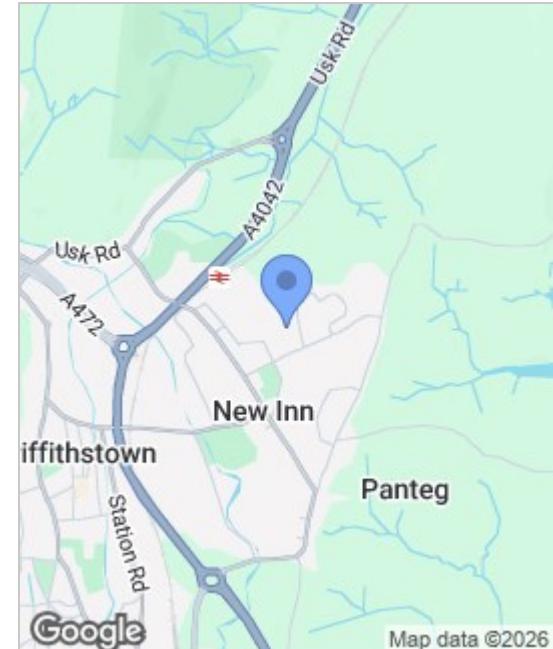
The property enjoys an enclosed rear garden, featuring a patio area ideal for outdoor dining, a lawn, and a side gate providing access. To the front, a driveway leads to the attached garage, offering additional parking and storage.

A superb family home that 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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Nor energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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