Putting **you** & **your property** first

25 Hillcrest, New Inn, Pontypool, NP4 0NG

Guide Price £300,000

GUIDE PRICE: £300,000 - £310,000

Sought after New Inn, this spacious THREE BEDROOM DETACHED bungalow is offered for sale with NO ONWARD CHAIN, presenting an excellent opportunity for a range of buyers. The property boasts generous living accommodation throughout, including a large and inviting living room featuring an attractive bay window that floods the space with natural light. There is a separate dining room, ideal for family meals and entertaining, along with a fitted kitchen offering ample storage and workspace. The bungalow further benefits from a family bathroom and an additional WC for added convenience.

Externally, the property enjoys well-maintained front and rear gardens, providing pleasant outdoor spaces to relax or entertain. A private driveway offers OFF ROAD PARKING and leads to a GARAGE, adding further practicality.

Ideally located, Hillcrest is within close proximity to reputable schools, local amenities, and excellent transport links, making it a convenient yet peaceful place to call home.

Early viewings are highly recommended to fully appreciate the space and potential this delightful bungalow has to offer.

Council Tax Band - D, EPC Rating - D

Lakeside House,
Cwmbran NP44 3GA
E: cwmbran@sageandco.co.uk

T: 01633 838888
www.**sageandco**.co.uk

65 Tredegar Street,
Risca NP11 6BW
E: risca@sageandco.co.uk

Sage & Co Estate Agents. Registered in England & Wales - Company Number: 11494777

Entrance
Part glazed front entrance door to:

Entrance Hall
Radiator, store cupboard

Living Room
14'8" x 11'5" (4.48 x 3.48)
Double glazed bay window to front, feature fire place and surround, coving, radiator

Bedroom One
17'5" x 11'8" (5.33 x 3.58)
Double glazed window to rear, radiator, fitted wardrobe to one wall, coving

Dining Room
8'10" x 15'10" (2.70 x 4.84)
Double glazed windows to side and rear aspects, radiator, coving, door to:

Kitchen
10'7" x 7'7" (3.24 x 2.32)
Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset polycarbonate sink and drainer unit with mixer tap, inset gas hob and electric oven, space for washing machine, ceramic tiled splashbacks, two double glazed windows to side, doors to rear

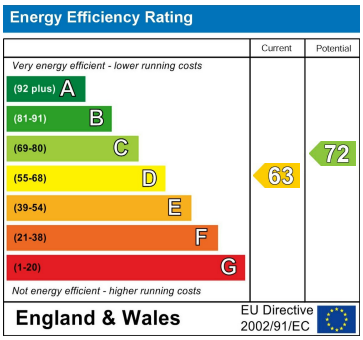
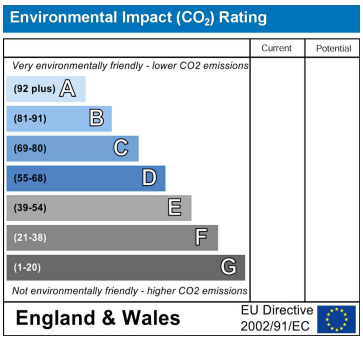
Shower Room
5'6" x 7'11" (1.70 x 2.42)
Mains shower quadrant, wall mounted wash hand basin with mixer tap, low level WC, towel radiator, ceramic tile splashbacks, opaque double glazed window to side, airing cupboard housing gas combi boiler.

W/C
Low level WC, wall mounted wash hand basin, ceramic tile splashbacks, opaque double glazed window to side, radiator

Bathroom Three /Office
7'0" x 11'11" (2.14m x 3.64m)
Double glazed window to side, radiator, coving

Bedroom Two
11'2" x 11'11" (3.42 x 3.64)
Double glazed window to front, radiator, coving

Outside
Front - Dropped kerb onto two car driveway leading to single garage. Landscaped garden with brick path leading to front entrance door. Stone chippings with planted areas, shrubs to front and side boundaries, side gate access

Rear - Landscaped rear garden with patio, lawned and chippings, two sheds, access to garage and side gated access to drive

Tenure
We have been advised that this property is Freehold. To be verified