



29 Hillcrest, New Inn, , Pontypool NP4 0NG

Guide Price £300,000

GUIDE PRICE: £300,000 - £325,000

Situated in the highly sought-after area of Hillcrest, New Inn, Pontypool, this well-presented TWO BEDROOM DETACHED bungalow offers spacious and versatile accommodation, ideal for a range of buyers.

The property benefits from a bright and airy living room with dual aspect windows, a separate dining room, fitted kitchen, and a useful utility room. There are two well-proportioned bedrooms, along with both a bathroom and an additional shower room, providing practical and flexible living space.

Occupying a generous corner plot, the bungalow enjoys well-maintained gardens, a driveway, and the rare advantage of two garages, offering ample parking and storage. Perfectly positioned in a popular residential location, the home is within close proximity to Llandegfedd Reservoir, reputable schools, local amenities, and excellent transport links.

Offering fantastic potential and set in a desirable area, this is a wonderful opportunity not to be missed.
EPC Rating: TBC, Council Tax Band: D



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 Email: cwmbran@sageandco.co.uk

Entrance

Part glazed front entrance door to;

Porch

Obscure double glazed window to side aspect, door to;

Entrance Hall

14'2" x 5'0" (4.32 x 1.54)

Spot lights to ceiling, coving, two built-in storage cupboards, access to loft space, door to;

Living Room

10'10" x 15'8" (3.31 x 4.78)

Double glazed window to front and side aspects, feature gas fireplace with marble surround, coving, double radiator, opening to;

Dining Room

9'2" x 11'3" (2.81 x 3.45)

Double glazed patio doors to side, radiator, coving, doors to;

Kitchen

6'11" x 11'2" (2.11 x 3.41)

Fitted with a range of base and eye level wall units, work preparation surfaces over, inset one and a half bowl sink and drainer unit, gas hob with extractor fan over, inset eye level oven and microwave, space for fridge/freezer, inset spot lights to ceiling, ceramic tile splash backs, double glazed window to side, door to;

Utility Room

Double glazed door to side, wall mounted boiler, space for freezer/tumble dryer

Bedroom One

11'11" x 14'0" (3.64 x 4.28)

Double glazed window to front, radiator, coving

Bedroom Two

9'10" x 10'0" (3.01 x 3.05)

Double glazed window to side, radiator, coving, fitted wardrobe to one wall, dado rail

Bathroom

5'7" x 6'9" (1.71 x 2.07)

Three piece suite comprising panelled bath, vanity wash hand basin, low level WC, ceramic tile walls, radiator, obscure double glazed window to rear

Shower Room

5'6" x 6'2" (1.69 x 1.89)

Shower cubicle with electric shower, vanity wash hand basin, low level WC, radiator

Outside

Front - Mainly laid to lawn, path to front entrance door, driveway leading to two garages, side access to rear.

Side garden - laid to patio, tap connected, side access to

garages with up and over doors

Rear - Laid to lawn, enclosed with hedges, remainder laid to patio, power points connected.

Tenure

