



36 St. Davids Close, Penygarth, Pontypool, NP4 8BA
Guide Price £325,000

GUIDE PRICE £325.000 - £350.000

Situated in the popular area of Penygarth, Pontypool, Sage & Co. offer for sale this well presented, split level THREE BEDROOM, DETACHED family home. Deceptively spacious throughout, the property offers VERSATILE LIVING accommodation comprising a large living room with patio doors leading to the rear garden, allowing plenty of natural light, with steps leading up to a dining area. The dining area provides access to a fitted kitchen and a generous utility room offering ample storage space. The property further benefits from three bedrooms, along with both a bathroom and a separate shower room, providing added convenience for family living.

Externally, the home boasts a large, low maintenance rear garden backing onto Pontypool Park, creating a pleasant outlook, while to the front there is DRIVEWAY PARKING. The property is conveniently located close to Pontypool Town Centre, local schools and transport links, as well as the ever-popular Pontypool Park. **MUST BE VIEWED!!**

EPC Rating: D
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;

Entrance Hall

Radiator, access to loft space, stairs to lower and upper levels, door to Kitchen

Kitchen

7'8" x 11'11" (2.36 x 3.65)

Fitted with a range of base and eye level wall units, roll edge work surfaces, ceramic tile splashbacks, inset stainless steel one and a half bowl sink unit, inset electric hob, oven under and filter hood over, integral fridge/freezer and dishwasher, chrome vertical radiator, double glazed window to front, coving, door to;

Dining Room

12'1" x 11'10" (3.70 x 3.63)

Double glazed patio doors to front, radiator, coving, stairs down to living room, door to;

Utility Room

18'8" x 8'7" (5.70 x 2.64)

Large fitted utility room with a range of base and eye level wall units, roll edge work tops, inset stainless steel sink unit, plumbing for automatic washing machine, space for tumble dryer, integral fridge/freezer and space additional fridge/freezer, double glazed windows to front and rear aspects, radiator.

Lower Level

Doors to;

Living Room

16'8" x 11'10" (5.10 x 3.62)

Double glazed patio doors open to a balcony overlooking rear garden, radiator, inset spotlights to ceiling

Bedroom Three

8'6" x 11'11" (2.61 x 3.65)

Double glazed window to rear, radiator, fitted wardrobe and over head cupboard to one wall

Shower Room

7'3" x 6'2" (2.22 x 1.88)

Three piece suite comprising; electric shower cubicle, low level WC, chrome towel radiator, vanity wash hand basin, obscure double glazed window to side, coving, fully ceramic tiled walls and flooring

Upper Level

Access to loft space, doors to:

Bathroom

9'3" x 6'1" (2.83 x 1.87)

Three piece suite comprised: fitted bath with shower over, low level WC, pedestal wash hand basin, ceramic tile walls, opaque double glazed window to side

Bedroom Two

8'3" x 11'10" (2.54 x 3.62)

Double glazed window to rear, radiator, fitted wardrobes and storage unit to one wall

Bedroom One

16'3" x 11'11" (4.97 x 3.64)

Double glazed window to rear, fitted wardrobes to one wall, inset spotlights to ceiling, coving

Outside

Front- Driveway parking, steps leading to front entrance door and side access to rear. Remainder laid to gravel and slate chippings

Rear- Enclosed rear garden. Paved balcony with balustrading overlooking remainder of rear garden, with steps leading to large lower area also laid to patio

Tenure

We have been advised that the property is Freehold, to be verified

Measurements and floorplans are supplied as guidance and must be considered as approximate only

