



2 Police Houses Berthon Road, Little Mill, Pontypool, Gwent NP4 0HJ
£375,000

A RARE OPPORTUNITY INDEED!!! This substantial semi detached house, one of the only pair that are built. This well presented family home boasts large, well maintained gardens, a DOUBLE DETACHED GARAGE plus further parking for many vehicles. Further benefits are a well appointed home office to the garden, a utility room, cloakroom, two reception rooms and a first floor bathroom. This is a unique property and an early viewing is not to be missed! EPC rating C. Council tax band F.



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

Entrance

Part glazed front entrance door to;

Entrance Porch

Ceramic tile flooring, coving, door to Dining Room and door to;

Cloakroom

Vanity wash hand basin, low level WC, ceramic tile flooring, radiator, obscure double glazed window to side.

Dining Room

13'3" x 10'5" (4.04 x 3.18)

Double glazed French doors to side, two wall light points, ceramic tile flooring, radiator, coving, double glazed French doors to outside, archway to Kitchen and double doors to;

Lounge

12'6" x 20'1" (3.83 x 6.13)

Double glazed bow window to front, coving, wood laminate flooring, feature recessed fire place with wood burning stove, double radiator, panel glazed door to inner hall.

Kitchen

9'1" x 11'6" (2.77 x 3.51)

Fitted with a range of base and wall units, roll edge work tops over, inset one and a half bowl sink unit, integral dishwasher, space for fridge/freezer, inset stainless steel gas hob with oven under and extractor fan over, ceramic tile splashbacks, double glazed window to rear, ceramic tile flooring, door to;

Utility

4'5" x 10'5" (1.37 x 3.18)

Fitted base and wall units, roll edge work tops, inset single drainer stainless steel sink unit, plumbing for automatic washing machine, radiator, ceramic tile flooring, stable door to outside, double glazed window to rear.

Inner Hall

Part glazed door to outside, stairs to first floor, double glazed window to rear, wood laminate flooring, double radiator, and door to Lounge.

First Floor

Access to loft space, doors to;

Bedroom One

10'6" x 10'10" (3.22 x 3.31)

Double glazed window to front and side aspect, stripped floorboards, radiator, fitted sliding door wardrobes to one wall.

Bedroom Two

12'5" x 8'11" (3.81 x 2.73)

Double glazed window to front with superb views, double glazed window to side, stripped floor boards.

Bedroom Three

9'2" x 7'9" (2.81 x 2.37)

Double glazed window to rear, double radiator, stripped floor boards.

Bathroom

5'11" x 8'10" (1.81 x 2.71)

Three piece suite comprising; Panelled bath with mains powered shower and screen over, low level WC, vanity wash hand basin, obscure double glazed window to rear, fully ceramic tile walls, chrome towel radiator, coving, built-in airing cupboard with Combi boiler.

Detached Garage

21'7" x 15'5" max (6.6 x 4.7 max)

Door width is 3 metres

Outside

Extensive driveway and substantial flint shingle parking area with store shed. Detached double garage with electric up and over door with power and light connected and ample storage to loft space. Gated access to a large paved patio area with access to a well appointed home office complete with under floor heating and wifi.

Rear - Steps leading to an extensive paved sun terrace with access to a well maintained lawn with well stocked flower and shrub borders, summer house and garden shed to remain.

