



### 3 The Walk, New Inn, Pontypool, Gwent NP4 0PU

**£250,000**

NO ONWARD CHAIN!!

Situated in the popular area of New Inn, we are delighted to offer this beautifully presented THREE BEDROOM, SEMI-DETACHED property. The home features a bright and spacious lounge with an open aspect to a contemporary fitted kitchen, perfect for modern family living. The ground floor also benefits from a versatile conservatory and a useful utility area, adding to the practicality of the space. Upstairs, you'll find three stylishly decorated bedrooms and a sleek, modern bathroom suite. Outside, the property boasts an enclosed rear garden—ideal for entertaining or relaxing—and a driveway to the front providing off-road parking. Conveniently located close to local shops, reputable schools, and excellent transport links, this property is perfect for families and professionals alike.

Viewing is highly recommended to fully appreciate what this fantastic home has to offer.

Council tax band B, EPC rating C.



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
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## Entrance

Part glazed front entrance door to;

## Entrance Hall

Stairs to first floor, vertical radiator, door to:

## Living Room

11'8" x 12'3" (3.56 x 3.74)

Double glazed window to front, vertical radiator, log burner with feature surround, opening through to;

## Kitchen/Dining Room

10'0" x 16'2" (3.06 x 4.93)

Fitted with a range of base and eye level walls units with concealed lighting, hardwood work surfaces over, inset one and a half bowl sink unit, ceramic tile splashbacks, integrated fridge/freezer, dishwasher, inset 5 burner gas hob with oven under and filter hood over, radiator, double glazed French doors to conservatory, inset spotlights to ceiling, vertical radiator

## Conservatory

7'2" x 10'2" (2.19 x 3.12)

Double glazed French doors to rear, opening to:

## Utility Room

6'11" x 5'11" (2.12 x 1.81)

Wall mounted Combi boiler, plumbing for automatic washing machine, double glazed window to rear, radiator, space for tumble dryer

## First Floor

Double glazed window to side, doors to;

## Bedroom One

10'2" x 10'1" (3.11 x 3.08)

Double glazed window to rear, access to loft space, vertical radiator

## Bedroom Two

11'8" x 7'10" (3.57 x 2.40)

Double glazed window to front, vertical radiator

## Bedroom Three

8'7" x 8'0" (2.64 x 2.46)

Double glazed window to front, vertical radiator.

## Bathroom

Three piece suite comprising :- Panelled bath with mains shower and screen over, low level WC, vanity wash and hand basin, obscure double glazed window to rear, extractor fan, vertical radiator, inset spotlights to ceiling, coving

## Outside

Front: Driveway parking, side access to rear, path to front entrance door, remainder laid to lawn.

Rear: Enclosed rear garden with wooden fencing, mostly laid to lawn with the remainder laid to gravel.

## Tenure

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

