



# Sage & Co.

## Property Agents



### 8 Princes Walk, New Inn, Pontypool, NP4 0PF

Asking Price £300,000

Nestled in the highly desirable area of Princes Walk, New Inn, Pontypool, this charming semi-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house has been decorated to a high standard, showcasing modern finishes and thoughtful design throughout. The contemporary bathroom is both functional and stylish. For those with vehicles, the property boasts ample parking for up to three vehicles. Additionally, a garage provides extra storage space or the potential for a workshop, adding to the practicality of this lovely home.

This semi-detached house is not just a place to live; it is a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. With its appealing features and excellent amenities nearby, this property is sure to attract interest. Do not miss the chance to make this delightful house your new home.

Council Tax Band : D  
EPC : C



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## Entrance

Composite front entrance door to;

## Entrance Hall

Stairs to first floor, radiator, doors to;

## WC

7'1" x 2'6" (2.16 x 0.77)

Low level WC, wash hand basin

## Living Room

15'4" x 11'4" (4.68 x 3.46)

Double glazed window to front, two radiators, log burner in chimney breast

## Open Plan Kitchen/Diner

### Dining Area

10'0" x 10'9" (3.05 x 3.30)

Double glazed French doors leading into garden, radiator

### Kitchen

6'4" x 10'5" (1.94 x 3.20)

Fitted with a range of high gloss base and eye level wall units with marble work preparation surfaces over, polycarbonate sink and drainer unit with matt black mixer tap with instant hot tap, electric induction hob and oven with filter hood over, integrated dishwasher, feature breakfast bar, radiator, two store cupboards, double glazed window to rear.

## First Floor

Double glazed window to side, storage cupboard housing boiler, access to loft space, doors to;

### Bedroom One

10'2" x 12'7" (3.11 x 3.85)

Double glazed window to front, radiator, built in storage

### Bedroom Two

10'9" x 8'11" (3.30 x 2.72)

Double glazed window to rear, radiator

### Bedroom Three

6'11" x 8'8" (2.12 x 2.65)

Double glazed window to front, radiator, storage

## Bathroom

5'4" x 10'5" (1.64 x 3.18)

Walk in shower cubicle, low level WC and wash hand basin with base unit, chrome mixer taps, extractor, vertical radiator, double glazed obscure window to rear

## Outside

Front - Sloping front garden mainly laid to grass with feature water display and pond, fence to border, patio area

Rear - Indian Sand Stone patio and composite decking to lower tier, wooden pergola with electric. Rear and side gated access to garage, storage shed, drive to the rear for multiple vehicles

## Tenure

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

