



### **13 Heol Madoc, New Inn, Pontypool, Gwent NP4 0QQ**

**Guide Price £265,000**

Guide Price £265,000 - £270,000

MUST BE VIEWED TO FULLY APPRECIATE!!

Located in the SOUGHT AFTER area of NEW INN, this beautifully presented THREE BEDROOM, SEMI-DETACHED property offers spacious, contemporary living perfect for families and first-time buyers alike.

The ground floor features a generously sized lounge, ideal for relaxing and entertaining, along with a modern and spacious kitchen/diner that opens up opportunities for family meals and social gatherings.

Upstairs, the first floor comprises three well-proportioned bedrooms and a stylish family bathroom, offering comfortable accommodation for all the family. Externally, the property boasts a LARGE, ENCLOSED REAR GARDEN—perfect for children, pets, and outdoor entertaining—as well as a GARAGE and OFF ROAD PARKING for added convenience.

Situated close to local schools, excellent transport links including a nearby railway station, and a range of amenities, this home is ideally located for modern living.

Viewings are highly recommended to fully appreciate all this fantastic home has to offer.

Council Tax Band: D, EPC Rating: C



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## Entrance

Part glazed obscure front entrance door to

## Entrance Hall

Radiator, stairs to first floor, under stairs storage cupboard, wood laminate flooring throughout the ground floor, doors to

## Living Room

13'1" x 10'5" (3.99 x 3.18)

Feature double glazed window to front, feature fire surround, spot lights to ceiling, double radiator

## Kitchen / Diner

10'10" x 15'6" (3.31 x 4.74)

Modern, fitted with a range of base and eye level wall units, inset ceramic sink and drainer unit with mixer tap, ceramic tiled splashbacks, marble effect roll edge work preparation surfaces over, inset electric hob, filter hood over, inset eye level double oven, integrated dishwasher, washing machine and fridge freezer, built in storage cupboard, radiator, double glazed French doors to rear, double glazed window to rear, spot lights to ceiling

## First Floor

Radiator, access to loft space, double glazed window to side, built in cupboard housing boiler, doors to

## Bedroom One

13'1" x 9'4" (3.99 x 2.86)

Double glazed window to front, radiator

## Bedroom Two

11'0" x 8'6" (3.37 x 2.61)

Double glazed window to rear, radiator

## Bedroom Three

6'9" x 6'11" (2.08 x 2.12)

Double glazed window to front, radiator, built in storage cupboard, feature panelling to one wall

## Bathroom

5'4" x 6'10" (1.65 x 2.09)

Three piece suite comprising low level WC, vanity wash hand basin, panelled bath with shower over, ceramic tiled splashback, chrome towel radiator, extractor fan, obscure double glazed window to rear

## Outside

Front - Lawned area with a variety of shrubs to border, step down to front entrance door, side access to rear, driveway parking and access to garage

Rear - Enclosed rear garden over three tiers, upper tier laid to patio enclosed with fencing, tap connected, steps down to middle tier laid to decking, lower level laid to lawn

Garage - Power and lighting with up and over door

## Tenure

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

