



Usk Road

Guide Price £330,000 - £340,000

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- Detached Two-Bedroom Home in a Highly Sought-After Location
- Two Reception Rooms Including a Characterful Lounge with Log Burner
- Driveway Parking and Mature Front Garden
- Tiered Rear Garden with Direct Access to Pontypool Park
- Excellent Potential in a Popular Residential Area
- EPC Rating: D



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About the property

We are delighted to offer for sale this well-presented two-bedroom detached bungalow, situated on the highly sought-after Usk Road, New Inn, within walking distance of Pontypool Park and a range of local amenities.

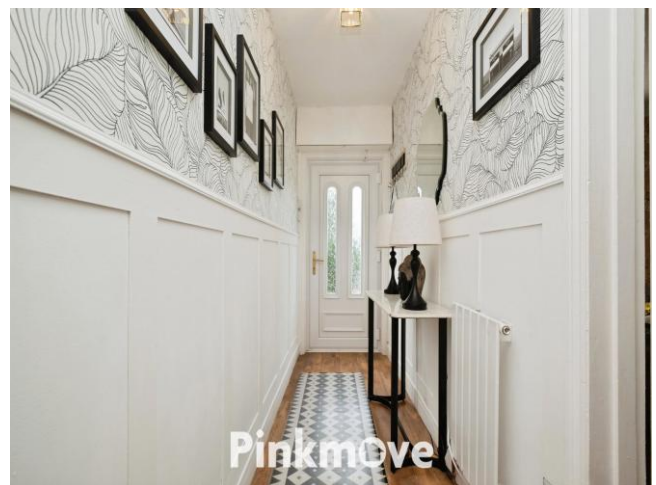
Offered to the market with no onward chain, this attractive freehold property occupies a generous plot and has been freshly decorated throughout, making it ready for immediate occupation.

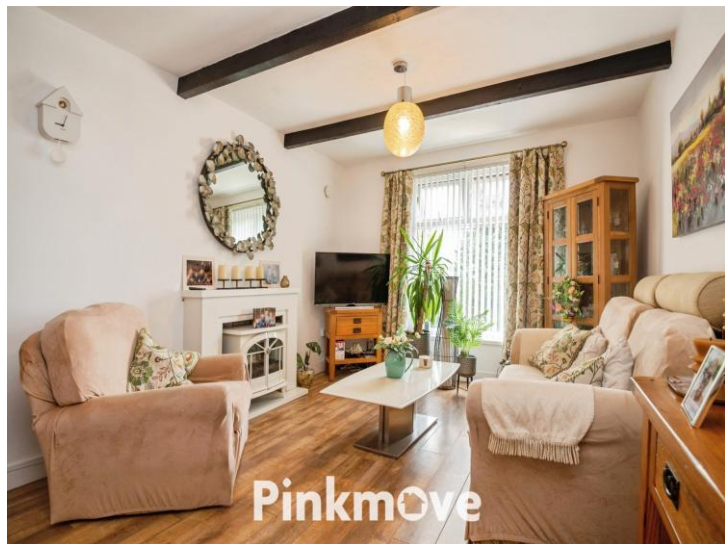
The accommodation comprises two double bedrooms, a spacious lounge featuring a charming log burner, a separate dining room, a fitted kitchen, and a further reception room, providing flexible living space to suit a variety of buyers. Further benefits include a useful loft room, accessed via a loft ladder, offering ideal space for a home office, hobby room or additional storage.

Externally, the property enjoys driveway parking to the front alongside a mature front garden. To the rear is an attractive tiered garden with a variety of planting areas, offering excellent space for relaxing and entertaining. The garden also benefits from a greenhouse and garden shed, both of which are to remain, and enjoys access to the rear leading towards Pontypool Park.

Additional benefits include uPVC double glazing and gas central heating via a Vaillant boiler providing both heating and hot water.

This detached bungalow offers a rare opportunity to acquire a spacious home in one of New Inn's most desirable locations, and early viewing is highly recommended.





Accommodation

Living Room

24' 3" x 11' 1" (7.39m x 3.38m)

Kitchen

13' 4" x 7' 4" (4.06m x 2.24m)

Lounge

11' 10" x 9' 7" (3.61m x 2.92m)

Bedroom 1

13' 1" x 10' 10" (3.99m x 3.30m)

Bedroom 2

10' 11" x 9' 11" (3.33m x 3.02m)

Shower Room

7' 10" x 5' 1" (2.39m x 1.55m)

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 82.4 sq.m. (887 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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