



7 Afon Close

New Inn, Pontypool, Torfaen, NP4 0QE



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Spacious three bedroom semi detached house situated in a convenient location close to New Inn village shops and close to all local amenities. The property requires modernisation and upgrading

- ENTRANCE HALL
- LOUNGE
- DINING ROOM
- WORKSHOP
- THREE BEDROOMS
- OFF ROAD PARKING
- LARGE FRONT GARDEN
- DOUBLE GLAZING
- NO UPPER CHAIN

Guide Price
£160,000

Court Barn, West End, Magor, Monmouthshire, NP26 3HT

cwmbran@david-james.co.uk
Tel 01633 868341
www.david-james.co.uk

Description

Occupying an elevated position with far-reaching front-facing views, this three-bedroom home offers spacious accommodation and excellent potential. The ground floor comprises an entrance hall, a generous lounge with an open fireplace and French doors, a separate dining room, a fitted kitchen, and a ground floor bathroom, along with access to a useful workshop and lean-to. Upstairs are three well-proportioned bedrooms, including two doubles, and a modern shower room. Offering versatile living space and a range of useful outbuildings, this property presents an excellent opportunity for buyers looking to create a fantastic family home.

Situation

Offering a peaceful residential environment, New Inn combines a relaxed setting with excellent connectivity. A good selection of everyday amenities can be found nearby, while the A4042 and M4 are easily accessible, providing convenient routes to Newport, Cwmbran, Cardiff, Bristol, and the wider motorway network. Its well-connected location makes it an ideal choice for those seeking a balance between quiet suburban living and straightforward commuting.

Ground Floor Accommodation

Enter the property via double glazed French doors into a welcoming entrance hall, featuring a side aspect window, laminate flooring, fitted storage cupboards and a staircase rising to the first floor. The lounge is a spacious and characterful reception room, centred around an attractive open fireplace. Double glazed French doors open to the front, enjoying extensive views and allowing an abundance of natural light to fill the room. The dining room is positioned to the rear of the property, providing an ideal space for family dining and entertaining, with a rear-facing window overlooking the garden. The kitchen is fitted with a range of wall and base units with complementary work surfaces, incorporating a one-and-a-half bowl sink with drainer. There is space for a gas cooker and fridge/freezer, along with a side access door and rear-facing window. From the kitchen, access is provided to a covered porch, which in turn leads to a useful workshop and adjoining lean-to, offering excellent storage and potential for a variety of uses. Also located on the ground floor is a bathroom fitted with a panelled bath, vanity unit with wash hand basin and WC. Please note that the hot water supply is not currently connected to this bathroom.

First Floor Accommodation

A staircase from the entrance hall rises to the first-floor landing, where there is loft access, a built-in storage cupboard and a side aspect window. There are three well-proportioned bedrooms. The principal bedroom enjoys a rear-facing outlook and benefits from a wash hand basin. Bedroom two is a generous double, featuring fitted wardrobes, laminate flooring, a wash hand basin and a front-facing window with extensive views. Bedroom three is a comfortable single bedroom overlooking the front of the property. The main family bathroom is fitted with a walk-in shower, vanity unit with wash hand basin and WC. The room also houses the wall-mounted Vaillant combination boiler.

Outside

At the front of the property enclosed garden laid principally to lawn, large covered seating area with pond. Enclosed rear garden with off road parking. Road to the rear of the property and footpath to the front.

Tenure

We are informed the property is Freehold. Intended purchasers should make their own enquiries via their solicitor.

Services

Mains electric, water and drainage.
EPC Rating: D

Local Authority

Torfaen County Council. Council tax band: D

Viewing

Strictly by appointment with the Agents: David James, Chepstow

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		