

57 Pontnewydd Walk
Cwmbran
Torfaen.
NP44 1QA

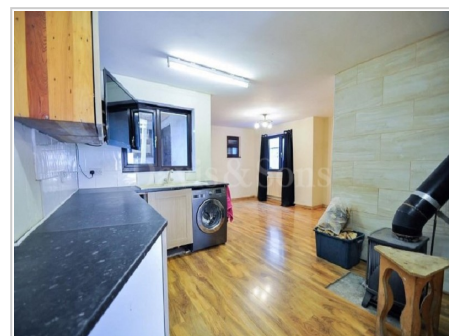
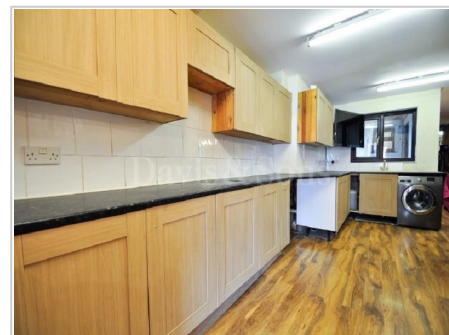
180,000



- Council tax band B
- Considerably extended to rear
- Ideal 2 generation home
- No rear garden due to extension.
- Front forecourt
- Annex with bed 3 / shower room / study-lounge
- Ideal first time purchase
- Ideal investment
- Viewing is highly recommended

Ref: PRC12911

Viewing Instructions: Strictly By Appointment Only



General Description

Fantastic size extended mid terraced family home with superb size rear annex, making this an ideal 2 generation family home. Small from the outside, large on the inside. Viewing is highly recommended on this property Ideal first time purchase or investment.

Accommodation

Introduction

Davis & Sons are pleased to offer for sale this substantial extended 3 bedroom mid terrace family home located in Pontnewydd Walk, Cwmbran. Extended front porch and rear extension providing a granny annexe additional accommodation ideally suited second generation home. Fully double glazed & gas fired central heating.

Entrance

Via upvc double glazed front door into;-

Hallway

Upvc double glazed window to front, storage area housing the combination boiler. Stairs to the first floor & central heating radiator.

Lounge (22' 08" x 10' 04") or (6.91m x 3.15m)

wood laminate floor continues from the hallway. Central heating radiator, upvc double glazed bay window to front.

Kitchen (19' 05" x 12' 01") or (5.92m x 3.68m)

L shape kitchen. The kitchen is fitted with an extensive range of wall and base units, matching roll top food preparation work surfaces, one and half bowl sink, drainer and mixer tap. Plumbing and space for washing machine, upvc double glazed window to rear, space for fridge and freezer, extensive storage areas. The kitchen is extended out into;-

Family / dining room (17' 06" x 14' 01") or (5.33m x 4.29m)

Feature free standing Log Burner provides domestic heating for the entire property, ventilated through the house which provides heating for the home. The family area has storage to walls, upvc double glazed window to side and upvc double glazed door to rear and side of the property. Wood laminate flooring continued, central heating radiator.

Inner hallway

This leads to the rear annex area.

Annex

Shower Room

Obscured double glazed window to side, ceramic tiled walls and flooring. Low level wc, wall mounted wash hand basin and shower area.

Study (10' 0" x 8' 07") or (3.05m x 2.62m)

Fully fitted with storage units and work surface work area, wood laminate flooring continued throughout and central heating radiator. Fitted storage area to one wall.

Storage / bedroom (14' 08" x 10' 03") or (4.47m x 3.12m)

Storage area and double bedroom to the annex.

First Floor Landing

Doors off to all rooms, upvc double glazed window over looking the rear.

Master Bedroom (17' 09" x 11' 0") or (5.41m x 3.35m)

Upvc double glazed window to front & rear, central heating radiator and extensive walk in wardrobe area.

Bedroom 2 (12' 06" x 9' 01") or (3.81m x 2.77m)

Upvc double glazed window to front, central heating radiator and fitted storage space to one wall.

Shower / Wet Room

Low level wc, wash hand basin, obscured window to rear, wall mounted shower with wet room style flooring.

Rear Garden

The extension uses up all the rear garden space with the extension annex area, a walkway around the side of extension for maintenance and storage.

Front forecourt

Small brick front forecourt.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:65

Tenure

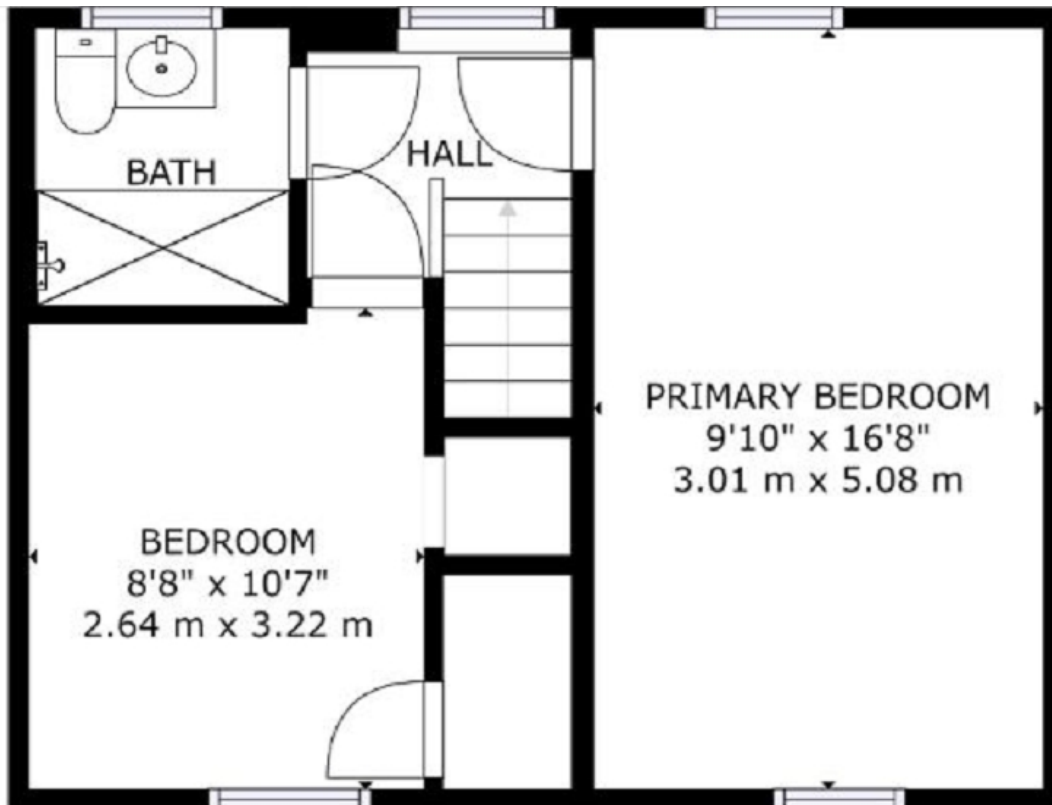
We are informed that the tenure is Freehold

Council Tax

Band Not Specified







All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.