



GARNDIFFAITH

Offers over **£300,000**



2 HARPERS ROAD

Pontypool, Torfaen NP4 7LX



Charming three bedroom property
Additional public parking to the front
Countryside views

Welcome to Harpers Road, a picturesque gem nestled in the tranquil surroundings of Garndiffaith. This enchanting three-bedroom semi-detached cottage offers the perfect blend of rural charm and modern comfort.

Conveniently located near local schools, shops, inviting pubs, and essential amenities, Harpers Road ensures a lifestyle of utmost convenience. With Pontypool and Cwmbran Town centre just a short distance away, residents can easily access additional leisure and entertainment options.

Nature enthusiasts will delight in the abundance of countryside walks and the 12-mile-long cycle path which is right on the doorstep, boasting breathtaking views of the Afon Llwyd Valley. Whether you prefer a leisurely stroll or an exhilarating bike ride, there's something for everyone to enjoy.



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£300,000



KEY FEATURES

- Semi-detached
- Three bedrooms
- Generous plot
- Open plan kitchen diner
- Off road parking
- Great views



STEP INSIDE



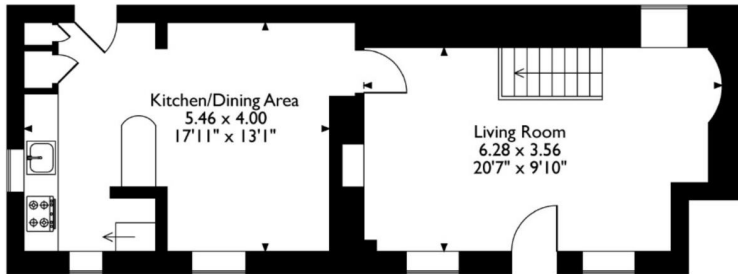
Step inside this beautiful cottage and find yourself embraced by the warmth of its inviting lounge. Immediately, the ambiance draws you in with its cosy allure, complemented by the crackling embrace of a log burner, providing both comfort and character.

Natural light dances playfully through the windows, illuminating the space and creating a sense of serenity. A staircase quietly beckons, leading upward to the first floor, a promise of rest and relaxation.

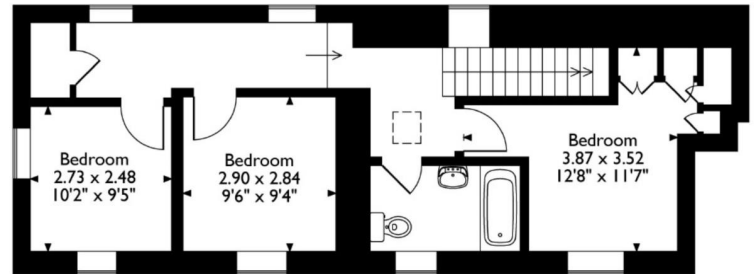
Venture further, and you'll find yourself in the heart of the home: the kitchen diner. Here, modern convenience meets rustic charm, with fitted units and wall-based storage providing ample space for culinary adventures.

A breakfast bar offers a casual spot for meals or morning chats, seamlessly flowing into the adjoining dining room, creating an open-plan layout perfect for both everyday living and entertaining.

Approximate Gross Internal Area 89 Sq M/958 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

A door opens to reveal the enchanting rear garden, inviting you to step outside and immerse yourself in nature's embrace.

Adjacent, the family bathroom provides a tranquil retreat for relaxation and rejuvenation

Ascending to the first floor, discover three bedrooms awaiting your restful nights, each offering its own unique charm and comfort.

STEP OUTSIDE



Step outside Harper's Road to discover a frontage designed for simplicity and convenience, boasting a low-maintenance appeal. A side gate offers easy access to the rear garden, while an off-road parking space provides practicality for residents and guests alike.

As you make your way to the rear, prepare to be enchanted by the outdoor oasis awaiting you. The split-level garden, meticulously tended to by the current owners, is adorned with lush greenery and vibrant blooms. Mature trees and shrubs add to the charm, creating a tranquil backdrop for outdoor relaxation.

Follow the railway sleeper pathway to the top decking area, where breathtaking views of the surrounding countryside unfold before you. Whether enjoying a morning coffee or hosting al fresco gatherings, the rear garden of Harper's Road promises moments of serenity and natural beauty.

INFORMATION

Postcode: NP4 7LX
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

North bound on the (A4043) Cwmavon Road, Take a left onto Lower Harpers Road, follow the road all the way up, and take another left under the bridge and you will find the property located on the right hand side, Number 2.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | 82 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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