



GRIFFITHSTOWN

Offers over **£575,000**



ARCHER & CO

PINECREST

Greenway Drive, Tofaen NP4 5AZ



Additional reception room
Beautifully maintained grounds
Utility room

This stunning four-bedroom detached property is located in the sought-after area of Griffithstown. Meticulously designed by its current owners, this residence exudes charm and sophistication. As you approach Pinecrest, you'll be greeted by a gated entrance and a sprawling large drive, providing ample parking space for multiple vehicles.

This thoughtfully designed home, where elegance meets functionality has four spacious bedrooms and ample living space throughout, ideal for families or hosting guests. The seamless layout ensures effortless movement throughout the property, creating a comfortable and harmonious living environment.

Situated in close proximity to pubs, shops, and various amenities, Pinecrest offers the perfect balance of convenience and tranquility. Whether you're seeking a relaxing evening at a nearby pub or a quick shopping trip, everything is just a stone's throw away.



Offers over
£575,000



KEY FEATURES

- Four double bedrooms
- Detached
- Rear kitchen extension
- Detached double garage
- Principle en-suite
- Large conservatory



STEP INSIDE



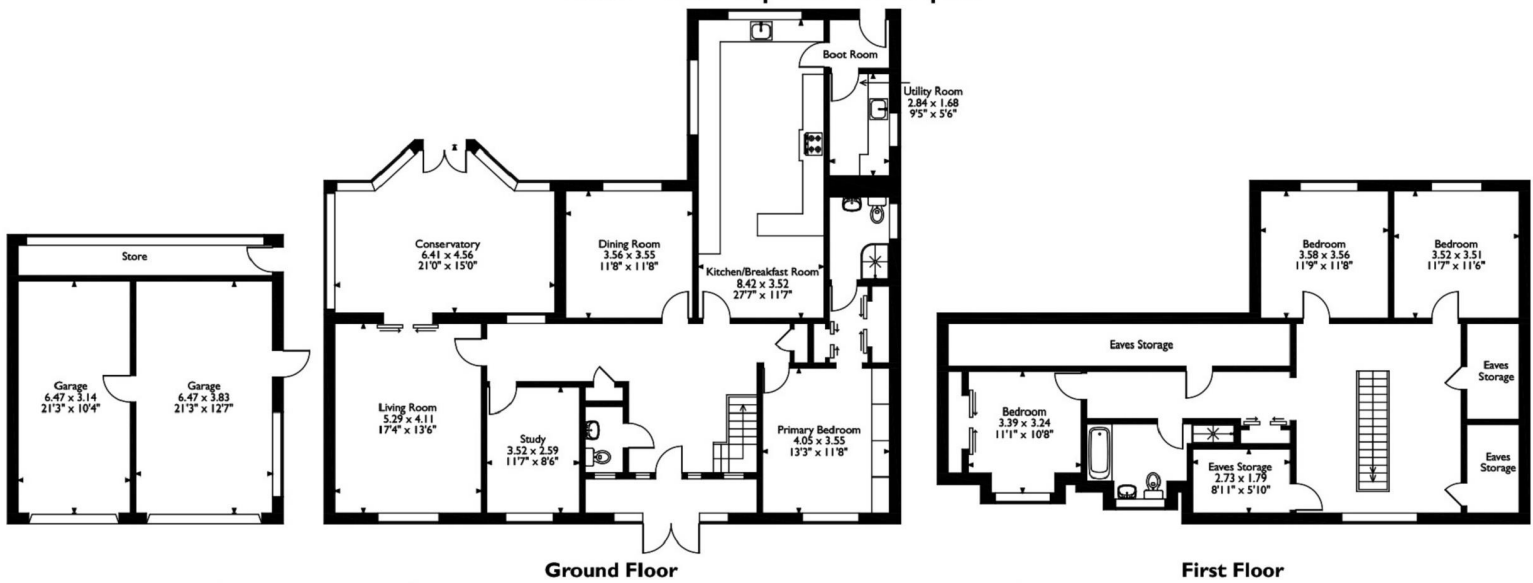
As you step inside Pinecrest, you'll be captivated by the sense of space and luxury that surrounds you. The journey begins in the generous entrance hall, welcoming you with its grandeur and setting the tone for the rest of the property.

The heart of the home awaits in the form of a large, well-appointed kitchen. With its abundant space, appliances, and stylish finishes, it is a chef's dream come true. Adjacent to the kitchen, a utility room provides convenience and practicality for your everyday needs.

Continuing through the property, you'll find a separate dining room, providing an elegant space to host formal meals and gatherings. The lounge exudes comfort and relaxation, offering a cosy retreat to unwind. A snug, situated nearby, creates an intimate space for quiet conversations or indulging in your favourite pastimes.

One of the standout features of Pinecrest is its large conservatory, bathed in natural light and serving as a versatile space that can be customised to suit your lifestyle. Whether you envision it as a sunlit reading nook, a vibrant entertainment area, or a serene space to connect with nature, the possibilities are endless.

Approximate Gross Internal Area
 Main House = 252 Sq M/2712 Sq Ft
 Garage/Outbuilding = 53 Sq M/570 Sq Ft
 Total = 305 Sq M/3282 Sq Ft



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.

On the ground floor, the principal bedroom also awaits, complete with a walk-in wardrobe and an en-suite bathroom.

Moving to the first floor, you'll discover three generously sized double bedrooms, each providing ample space and comfort for family members or guests.

A well-appointed family bathroom caters to the needs of the household. Additionally, a generous gallery landing and additional storage space on the first floor ensures easy organisation and accessibility.

STEP OUTSIDE



Step outside Pinecrest and be captivated by its remarkable outdoor features. Situated on a generous plot, this property offers a wealth of space and possibilities.

The large drive immediately catches your eye, providing ample parking space for multiple vehicles, ensuring convenience for both residents and guests. A detached double garage stands nearby, offering additional storage and parking options.

As you explore the beautifully presented rear garden, you'll discover a haven of tranquillity and natural beauty. This outdoor sanctuary boasts sun trap spots, perfect for basking in the warmth and enjoying moments of relaxation. A well-designed patio area beckons for al fresco dining and entertaining, while a lush lawn invites you to embrace the outdoors and create cherished memories.

The rear garden of Pinecrest has been thoughtfully landscaped to provide a harmonious blend of aesthetics and functionality. Whether you envision hosting gatherings, cultivating a garden, or simply unwinding in a peaceful setting, this meticulously cared-for outdoor space

INFORMATION

Postcode: NP4 5AZ

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: C





offers endless possibilities.



DIRECTIONS

North bound on the A4042, at Pontpool roundabout take the second exit onto the A472 towards Pontypool, and take the split road off to Pontymolie. At the traffic lights take a left, and then the first exit at the next immediate roundabout. Then at the next roundabout take the second exit (straight over) and continue along Stafford Road. Follow the road and take the first right after the park located on the left-hand side onto St Marys Street, follow the road around and past the allotments and merge onto Greenway Road, the property will be located on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ
 01633 449884
 newport@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.