



PONTYPOOL

Guide price **£275,000**



ARCHER & CO

21 CLAIRWAIN

New Inn, Pontypool, Torfaen NP4 0QA



Three bedrooms
Separate study and separate loft room
Three storey home

Welcome to this charming three-bedroom, three-storey home nestled in the heart of New Inn, just on the outskirts of Pontypool. Perfect for families and professionals alike, this property offers a separate first-floor study and a versatile loft room, ideal for modern living.

New Inn boasts a range of local amenities including shops, schools, and leisure facilities, ensuring everything you need is within easy reach.

The area is well-connected, with excellent road and rail links providing seamless access to nearby towns and cities. The new Grange Hospital is conveniently close, offering peace of mind for health care needs.

This home combines the tranquility of suburban living with the convenience of urban accessibility, making it an ideal choice for those seeking a balanced lifestyle. Explore the best of both worlds with this delightful New Inn residence.



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KEY FEATURES

- End-terraced home
- Three bedrooms
- Plus a separate study
- Loft room adaptable for varied usage
- Two reception rooms
- Garage to rear



STEP INSIDE



Step inside this delightful three-storey home and be greeted by an inviting entrance porchway that leads into the main hallway. Here, a staircase rises gracefully to the first-floor landing. From the main hallway, you have access to two charming reception rooms.

The lounge, featuring a beautiful bay window to the front, offers an abundance of natural light and a cosy atmosphere, enhanced by a striking feature fireplace with a timber surround and exposed brick within.

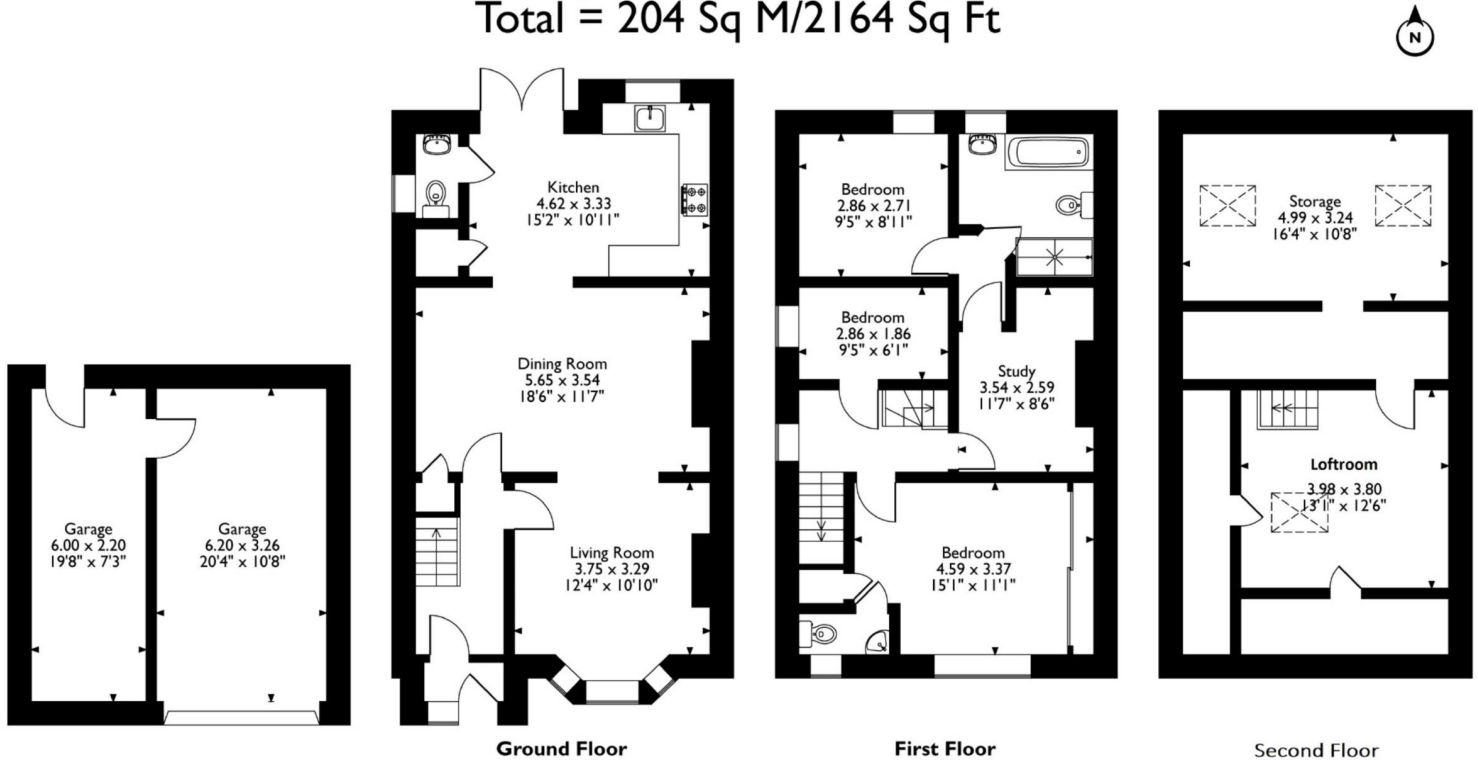
Adjacent to the lounge is the elegant dining room, which also boasts a feature fireplace, perfect for hosting intimate dinners or family gatherings.

From the dining room, a square archway seamlessly connects you to the spacious kitchen/breakfast room at the rear of the house. This well-appointed kitchen features an extensive range of wall and base units, providing ample storage space.

There is also space for a range oven and a dining table, making it the heart of the home. French doors open out to the rear garden, creating a wonderful indoor-outdoor flow, ideal for entertaining.

Additionally, a built-in utility cupboard with plumbing for a washing machine and a convenient ground floor cloakroom can be accessed from the kitchen.

Approximate Gross Internal Area
 Main House = 167 Sq M/1798 Sq Ft
 Garage = 34 Sq M/366 Sq Ft
 Total = 204 Sq M/2164 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.

Ascend to the first floor, where you will find three well-proportioned bedrooms. The principal bedroom is a true retreat, boasting an en-suite W.C. And wash hand basin, with the potential space for fitting a shower if desired.

This room also benefits from fitted wardrobes with sliding mirrored doors. A handy study on this floor offers flexible space, perfect for a home office or dressing room if needed.

The first-floor bathroom is fitted with a modern white suite, including a shower with a glazed screen, providing a touch of contemporary luxury.

The journey continues to the loft room, accessed from the first-floor landing. This versatile space can be adapted for a variety of uses, whether as a playroom, or office. The loft room also provides access to useful eaves storage, ensuring that every inch of this home is utilised efficiently.

Overall, this property seamlessly combines classic features with modern conveniences, offering a versatile and comfortable living space for families and professionals alike. Welcome to your new home.

STEP OUTSIDE



Step outside and you'll find a charming small courtyard at the front of the house, framed by a low retaining wall, offering a welcoming first impression. To the rear, an enclosed courtyard-style garden awaits, laid mainly to a paved patio, perfect for outdoor dining and relaxation. This private space is complemented by gated pedestrian access, ensuring convenience and security.

A standout feature is the rear-access garage, which is currently divided into two distinct areas. The first area is a traditional garage with up-and-over vehicular access, ideal for secure parking.

The second area serves as a versatile space, perfect for a workshop, storage, or even a hobby room.

This thoughtfully designed outdoor area enhances the functionality and appeal of the property, providing ample space for both leisure and practical needs.

INFORMATION

Postcode: NP4 0QA

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

Leave Usk town via the bridge and follow the A472 towards Little Mill. After approximately 4.4 miles, slight left onto Usk Rd/A4042. At the roundabout, take the 2nd exit and stay on Usk Rd/A4042. At the next roundabout, take the 2nd exit onto Usk Rd. At the roundabout, take the 1st exit onto The Highway. Continue for approximately 1 mile, then turn right onto Clairwain. Continue until the T junction at the end then turn left. Number 21 will be found shortly on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	71	79
55-68	D		
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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