



ABERSYCHAN

Offers over **£425,000**



THE OLD SCHOOL HOUSE

Snatchwood Road, Abersychan, Pontypool, Torfaen NP4 7BY



Close proximity to Pontypool town centre
Generous utility room
Two additional receptions rooms

This spacious detached property in Abersychan offers everything a modern family could wish for! Featuring four generously sized bedrooms, with three en-suites and built-in storage in every room, comfort and convenience are at the forefront of this home's design. The ground floor is perfect for both entertaining and everyday living, boasting versatile reception rooms, a large kitchen, and a separate utility room to keep everything running smoothly. Outside, a detached double garage provides ample parking and storage, while the property is ideally located close to local schools, shops, and pubs, making it a fantastic choice for families or professionals alike. With a flexible layout, modern features, and a prime location, this home combines practicality with plenty of charm.



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KEY FEATURES

- Detached
- Four bedrooms
- Three en-suites
- Large driveway
- Double garage
- Separate dining room



STEP INSIDE



Step into a warm and inviting hallway that sets the tone for this spacious family home.

Off the hallway, you'll find a convenient downstairs family bathroom and a bright office, perfect for working from home.

The ground floor offers an abundance of living space, including a spacious main living room, two additional reception rooms, and a formal dining room for entertaining guests.

The heart of the home is the large, well-equipped kitchen, ideal for family meals or social gatherings.

Off the kitchen, a good-sized utility room provides practical storage and features a back door leading to the rear of the property.

Approximate Gross Internal Area
 Main House = 250 Sq M/2691 Sq Ft
 Garage = 51 Sq M/549 Sq Ft
 Total = 301 Sq M/3240 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.

Ascending to the first floor, a generous landing leads to four spacious bedrooms, each thoughtfully designed with built-in storage.

Three of the bedrooms boast en-suite bathrooms, creating a luxurious and private retreat for the whole family, with the principle bedroom benefiting from his and her walk in wardrobes and an additional room that can be used as another study, or an additional ensuite .

STEP OUTSIDE



This property sits on a generous-sized plot, offering both privacy and practicality. A driveway leads up to the house, accompanied by a detached double garage for ample parking and storage. At the front, a charming garden tier with a well-maintained lawn, creating a picturesque and relaxing spot to unwind. The outdoor space truly shines with a delightful pergola, perfect for alfresco dining, and plenty of room for entertaining family and friends. Whether hosting gatherings or enjoying quiet moments, this versatile and beautifully kept garden is the ideal complement to this exceptional home.

INFORMATION

Postcode: NP4 7BY
Tenure: Freehold
Tax Band: E
Heating: Oil
Drainage: Mains
EPC: E





DIRECTIONS

Head south on Pontypool Roundabout toward A4042, then exit the roundabout onto A472. Keep right to stay on A472 and continue for 0.8 miles. At the roundabout, take the second exit onto A4043. Continue over the next roundabout, taking the second exit to stay on A4043. Follow the road for 1.4 miles and the property will be on the left-hand side. There are bay parking spaces on the right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(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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