



ANGELWOODS
RESIDENTIAL LETTINGS AND PROPERTY SALES

HEOL IS

SOLD

SUBJECT TO CONTRACT



- Three bedrooms
- Semi detached
- Fitted Kitchen
- Spacious lounge
- Dining room
- First floor shower room
- Driveway for approximately 2 cars
- Garage
- Good sized gardens

PRICE £229,950

ESTATE AGENTS • RESIDENTIAL PROPERTY MANAGEMENT • COMMERCIAL AGENTS

Registered Company Address: Suite 2, Portland Buildings, Commercial Street, Pontypool, Gwent, Torfaen, NP4 6JS

Registered in Wales with no. 11686571

HEOL ISAF, NEW INN, PONTYPOOL

A THREE BEDROOM SEMI DETACHED home with DRIVEWAY and GARAGE in this sought after location. The property is set on a GOOD SIZE PLOT and comprises: SPACIOUS LOUNGE, separate DINING ROOM and FITTED KITCHEN. To the first floor are three bedrooms and a WET ROOM

Entrance hall

Obscured UPVC double glazed door to entrance hallway, obscured UPVC double glazed windows to either side, stairs to first floor, central heating radiator, doors off to all rooms

Lounge

Central heating radiator, textured finish to ceiling, UPVC double glazed French doors opening to side garden, UPVC double glazed window to side, central heating radiator, marble effect fire surround with inset electric fire, square opening to dining room

Dining

UPVC double glazed French doors , textured finish to ceiling, decorative coving, central heating radiator, door to kitchen

Kitchen

Ceramic tiled flooring, range of base and wall units with roll top food preparation surfaces over, inset four ring ceramic hob, inset double oven, hood with power and light over, textured finish to ceiling, decorative coving, UPVC double glazed window to rear, obscured UPVC double glazed door to rear, inset stainless steel sink with mixer tap, plumbing for automatic washing machine, door to storage cupboard, space for fridge/freezer

FIRST FLOOR:

Landing

Textured finish to ceiling, central heating radiator, doors off to all rooms, UPVC double glazed window to side, door to airing cupboard housing combination boiler, access to loft space

Bedroom 3

Central heating radiator, UPVC double glazed window to front, painted and plastered finish to walls and ceiling, door to over stairs storage cupboard

Bedroom 2

UPVC double glazed window to front, UPVC double glazed window to side, painted finish to ceiling, decorative coving, central heating radiator

Bedroom 1

UPVC double glazed window to front, central heating radiator, painted and plastered finish to walls and ceiling, door to storage cupboard

Bathroom

Accessible suite comprising: low level W.C. wash hand basin set to vanity unit, wall mounted shower, wet room flooring, central heating radiator, UPVC panelling to walls and ceiling, obscured UPVC double glazed window

Outside - Rear

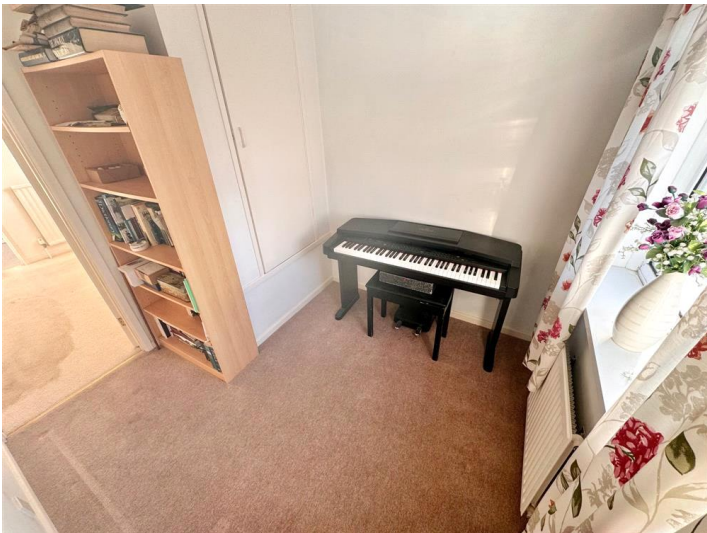
Patio area with steps leading to garden laid to lawn, courtesy door to garage, slatted fencing and hedging to outer borders

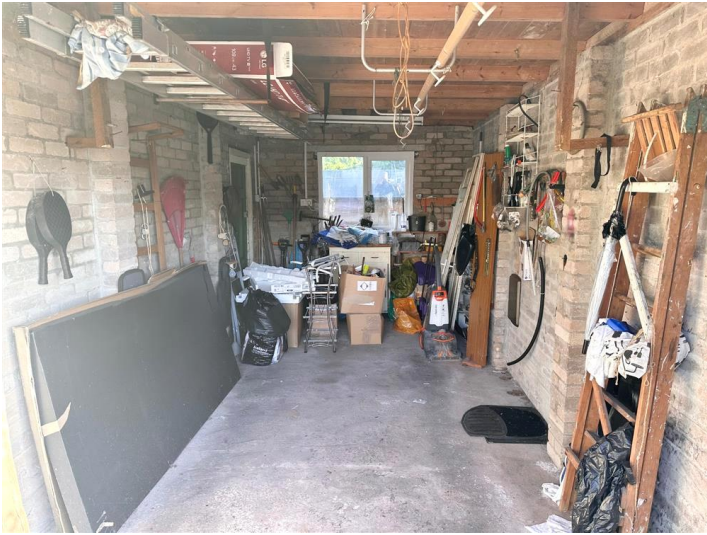
Outside - Front

Driveway for approximately two cars, garden laid to mature shrubbery, access to side garden and garage









Angelwoods Estate Agents have an obligation to all of their vendors to ensure that any potential purchaser is in a position, financially, to be able to complete a purchase. This will therefore mean that all offers will have to be verified by one of our qualified Mortgage Advisors.

If you are interested in this property we would strongly recommend that you speak with one of our professional, friendly Mortgage Advisors. It may cost you less than you think to buy this property and different lenders offer different deals.

Angelwoods Estate Agents are the seller's agent for the sale and marketing of the property described on these property particulars and your legal representative is wholly responsible for ensuring that the purchase agreement fully protects your position as a purchaser.

Angelwoods Estate Agents make relevant enquiries to the seller to ensure that the information provided is as accurate as possible. However, if you become aware that any of the information provided to you is inaccurate please inform **Angelwoods Estate Agents** as soon as possible so we can make the necessary correction.

None of the services at the property have been tested - if appliances and/or systems are mentioned in the property description there is no guarantee that any of these appliances or systems are working so any potential purchaser is advised to have any such mentioned items tested prior to any commitment to purchase.

Any vehicular access/right of way mentioned must be verified by your legal advisors.

If the sales details mention any outbuildings, extensions or any improvements the purchaser must ask their legal advisor to confirm that the necessary permissions have been granted for these items.

Angelwoods Estate Agents accept no liability if the relevant permissions have not been obtained.

The details provided make no part of any contract and cannot be relied upon for this purpose.

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