



Plot 1, Pant Trem Glas
Pontypool, NP4 7NH

Guide Price
£350,000

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Plot 1 Pant Trem Glas

Pontypool

Cobb Amos are delighted to introduce this exclusive new development of just five detached three bedroom bungalows set in a short cul de sac in the village of Garndiffaith in Torfaen, south east wales. The homes will be finished to a high specification and standard with magnificent views over the valleys.

- Exclusive development
- High specification
- Available now
- Detached Bungalows
- Three bedrooms
- Kitchen with Symphony furniture, wood work surfaces and built in appliances
- White UPVC double glazing
- Gas combi boiler
- Zoned under floor heating
- 10 year structural warranty

Directions

From Pontypool head east on High Street towards East View, at the roundabout take the 1st exit onto A4043 after about 2.2 miles take Lower Hapers Road into Heol Harper, opposite Eridge Road turn left into Stanley Road and left again into Neville Street, the property will be seen on the rhs.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

Introduction

Plot 1 is the second bungalow to be released on this fantastic new development. This beautiful 3 bedroom detached bungalow has been finished to a high standard and specification and benefits from private parking for two vehicles, timber frame construction, external block work and coloured render. The development is situated at the heart of the village of Garndiffaith, and represents a rare opportunity within this bustling community to acquire a home that is designed for modern, future proofed living, with peace of mind.

Within the homes

The versatile accommodation features a generously proportioned kitchen/dining room fitted with Symphony range kitchen furniture with wood work surfaces, integrated appliances including a 60/40 fridge, induction hob, dishwasher and dedicated area for washing machines and dryer. The kitchen floor is also fully tiled. The rear lounge overlooks the patio and has access via double opening doors to the rear garden. There are three bedrooms, one of which has an en-suite shower room, and one of the bedrooms could be used as a formal dining room. The house bathroom is fitted with Rocca chinaware and features a bath and separate shower cubicle and is tiled floor to ceiling. Further property specification includes, carpets to the lounge and bedrooms, veneered oak and glazed internal doors, gas combi boiler with zoned underfloor heating, white UPVC windows, electric vehicle charging point, roof mounted 2.5KW solar panel, external wall fitted lights and the property is full alarmed. There is even an outside tap for convenience, these are future proofed homes.

The area

Garndiffaith village in Torfaen, south east Wales is a small rural area between Talywain and Varteg, virtually equidistant between Pontypool and the UNESCO World Heritage site, Blaenafon. Garndiffaith Primary School was opened in 1995 and formed from the merging of Varteg and Garndiffaith primary schools. Local amenities include a homewares store, a grocery and a Co- Op convenience store. Six Bells Railway Station closed in 1980 and the railway line has since become part of National Cycle Route 46. The largely stone built and Grade II Listed Garndiffaith Viaduct carried the former Brynmawr and Blaenafon Railway over the valley of the Afon Frwd at the lower end of the village. Garndiffaith Rugby Football Club has been long established and is a feeder club for Newport Gwent Dragons. Blaenafon has produced a number of Welsh International and British Lions Rugby Union players. Blaenafon was inscribed as a UNESCO World Heritage site in 2000 in recognition of the fact that during the 19th century the area was the most important iron, coal and steel producer in the world and drove the industrial revolution.

Available plots

Plot 1 & 4 are available now.

Plots 2, 3 & 5 coming soon.

Agents notes:

The development is due for completion by Autumn 2022.

To arrange a viewing or ask any questions, please contact the Land and New Homes team at Cobb Amos on 01584 700648 or email landandnewhomes@cobbamos.com.

Do you have a property to sell or rent?

We offer a free market appraisal to accurately value your property to achieve the best possible sale or rental figure in the current market. We are brilliant at tailoring marketing strategies to you and your property and guiding you on how to maximise the value. Contact us on 01584 700648 to book your appointment.

Awaiting Energy Performance Certificate



