



Leigh Road
Trevethin
Pontypool
Torfaen
8JF

Offers In Excess Of £645,000

bettermove

Leigh Road Pontypool

Bettermove are proud to present this 5 bedroom detached house in Trevethin.

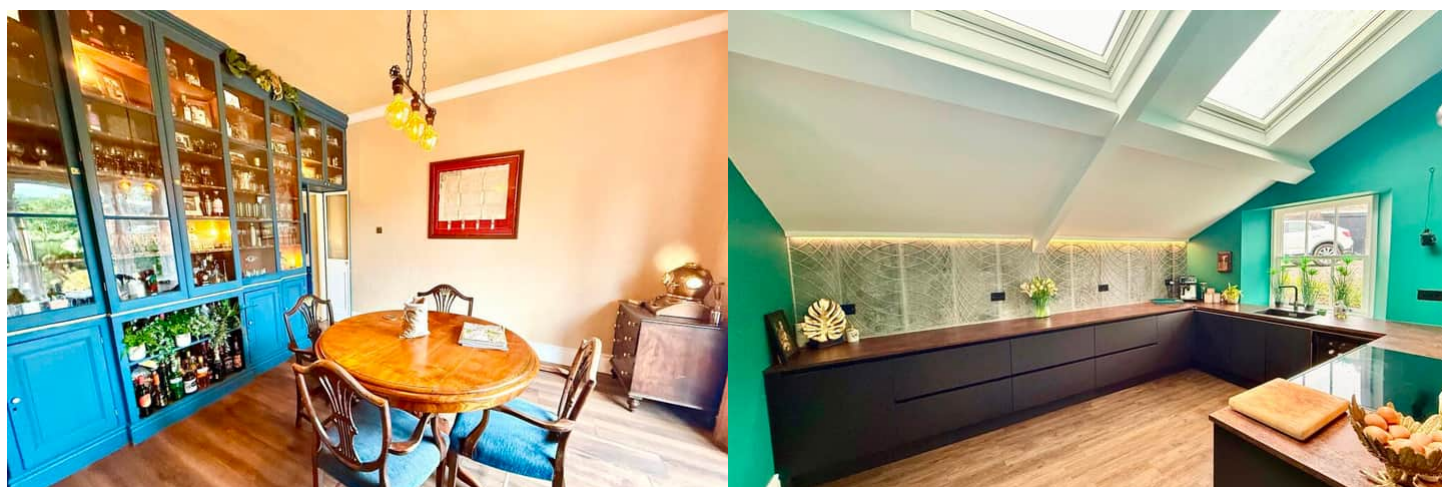
The property benefits from double glazing, and gas central heating throughout, with ample off road parking available via the driveway, secure behind electric gates, and a detached garage.

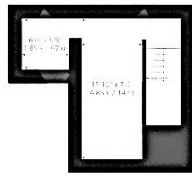
The council tax band is G.

The interior of this beautifully presented property comprises a grand reception hallway, three reception rooms, a dining area, bespoke fitted kitchen, utility room and WC on the ground floor. The first floor consists of five super-king bedrooms, including a principal suite with dressing area and en-suite bathroom, a self-contained guest suite with en-suite facilities, and additional bathrooms including a Jack-and-Jill arrangement. The exterior boasts extensive lawned gardens with Indian stone entertaining terraces, with outstanding countryside views, perfect for enjoying the summer months.

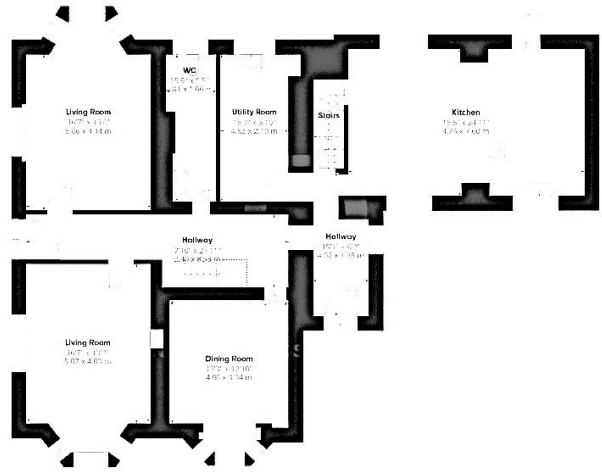
Located in the desirable suburb of Trevethin, Pontypool, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Pontypool & New Inn Train Station, a variety of local bus routes, and quick access to the M4.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | 78 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 71 |
| (39-54) E | 48 | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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