



## Chartist Garden Village, Pontllanfraith

**£180,000**

- Brand New detached family home
- Shared ownership from 50%
- Four bedrooms
- En-suite
- EPC Rating: TBC (New-build)



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## About the property

Another well proportioned detached family home offering a generous 1179 Sqft of living space, There are large windows throughout the house allowing natural light to flood the rooms, creating a warm and inviting ambiance along with a neutral colour decor palette providing a blank canvas for your personalisation.

The kitchen is a standout feature, showcasing a sleek and modern design. It features light grey cabinetry, providing ample storage, light-coloured countertops and wood-effect flooring all create a bright, airy atmosphere. The kitchen also comes equipped with integrated appliances, including a built-in oven, prominent cooktop with an overhead extractor fan, & dishwasher. Further accommodation includes, lounge, utility room, ground floor wc, four bedrooms, en-suite, a family bathroom, private rear garden and a single garage.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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## Shared ownership

Shared ownership is a very popular affordable purchase option for new-build homes; you can vary how much of a property you buy according to your circumstances (usually between 50-65% initially) and buy more shares if you want to as and when it's convenient for you

Example:-

- Shared Ownership Purchasing @ 50% = £180,000 purchase (The properties full 100% value is £360,000) & £450.00pcm rent on 50% share not owned by you.

## Accommodation

- Hallway
- Lounge: 3.36m x 6.09m (11'00" x 19'11")
- Kitchen/Dining: 3.05m x 6.09m (10'00" x 19'11")
- Utility: 3.06m x 2.17m\* (10'0" x 7'1")
- Cloaks/WC
- First floor landing
- Principal Bedroom: 3.41m\* x 3.24m (11'2" x 10'7")
- En-suite
- Bedroom Two: 3.20m x 3.19m\* (10'6" x 10'5")
- Bedroom Three: 2.82m x 3.19m (9'3" x 10'5")
- Bedroom Four: 2.30m x 2.79m (7'6" x 9'1")
- family bathroom

(\*Dimensions listed are maximum.)