



**14 Moyle Grove
Ponthir
Newport**



SPACIOUS DETACHED BUNGALOW REQUIRING REFURBISHMENT

- NO ONWARD CHAIN
- REQUIRES FULL REFURBISHMENT
- VERSATILE LIVING ACCOMMODATION
- LARGER THAN AVERAGE PLOT
- TWO/THREE BEDROOMS
- AMPLE OFF ROAD PARKING
- DETACHED SINGLE GARAGE
- BEAUTIFUL VILLAGE LOCATION
- CLOSE TO EXCELLENT AMENITIES
- MAIN ROAD LINKS CLOSE BY

Chain Free £300,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
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02920 456 444



NEWPORT

7 Baneswell Road
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01633 212 666



PONTYPRIDD

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Pontypridd, CF37 2TH
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01443 485000

Moyle Grove, Ponthir, NP18 1GP

Introduction

A rare opportunity to purchase this spacious detached bungalow situated within this quiet cul-de-sac in Ponthir, just minutes from excellent amenities and main road connections. Within walking distance there are some local shops, bus stops and well regarded schools as well as the A4042 being just around the corner, both providing an easy commute to neighbouring towns and cities.

The property requires full refurbishment and perhaps reconfiguring/extending (subject to relevant planning permissions) and has the potential to be reinstated to a beautiful family home. Occupying a good sized plot with plenty of off road parking, the options are endless to really make it your own.

The current living accommodation is versatile so is able to be tailored to suit the requirements of the purchaser. The current set up is as two bedrooms however, please view the floorplan to see the potential to increase to a third.

On entering, we are welcomed into the hallway which leads off to two double bedrooms, a lounge, dining room and kitchen, as well as a small rear extension and two conservatory areas. The bathroom is located just off the main hallway. Outside, the frontage benefits from a good sized driveway allowing comfortable parking for numerous vehicles, and a detached single garage. The rear garden is also of good size and mainly laid to grass.

Viewing really is essential to appreciate what this property offers and the potential that comes with it.

Tenure

We are advised the property is freehold however this should be confirmed by your solicitor

Boundaries

All legal boundaries should be confirmed by your solicitor

Council tax

Band E

Viewing

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



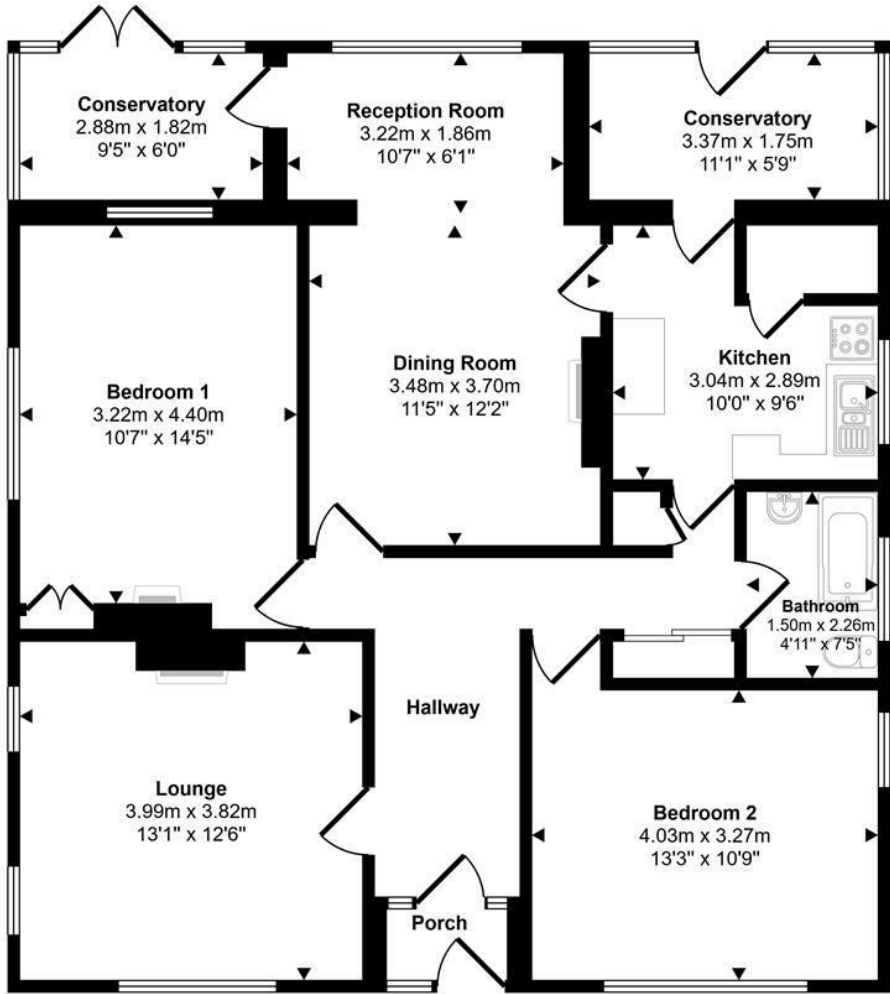
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
108 sq m / 1162 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.