



TORFAEN

Offers over £375,000



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# THE MASONS

Folly Lane, Torfaen, NP4 8JB



Detached property  
Space for 5 cars  
Beautiful south facing garden

This beautifully presented property with amazing views built in the 1700's, was traditionally known as The Parsonage, later purchased as a beer house in 1850, and has now been a residential cottage for over ten years.

Accommodation comprising of living, kitchen/diner, study/third reception, guest bedroom, Snug and downstairs shower room. To the first flooring you have access to 2/3 bedrooms and family bathroom.

The cottage is also within a close distance of local shops and amenities, a short walk away from the local schools and within a 10 minute drive of the newly built Grange hospital. **VIEWINGS HIGHLY RECOMMENDED!**



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## KEY FEATURES

- Detached
- Traditional features
- South facing garden
- Space for 6 cars
- Attached garage
- Kitchen/diner



# STEP INSIDE



## ENTRANCE HALL

Power points. Two radiators. Access into downstairs shower room, third reception room/study and kitchen/diner.

## DOWNSTAIRS SHOWER ROOM

Tiled flooring. Shower cubical, wash hand basin, WC and tiled splash back. Radiator.

## THIRD RECEPTION ROOM / STUDY

**4.41m x 4.09m (14'6" x 13'5")**

Access via separate entrance hallway. Carpeted. Two double glazed windows facing front aspect. Power points. Two radiators. Access to own shower room. Access into guest bedroom.

## GUEST BEDROOM

**4.61m x 4.03m (15'1" x 13'3")**

Two double glazed windows facing front aspect. Two radiators. Power points. Access into snug.

## SNUG

**3.94m x 3.09m (12'11" x 10'2")**

Carpeted. Two radiators. Power points. Double glazed window facing side aspect. Door to side aspect. Traditional bread oven and access into lounge.

## LIVING ROOM

**8.34m x 4.56m (27'4" x 15'0")**

Laminated flooring. Three double glazed windows facing rear aspect. Door into rear porch. Power points. Radiator. Log burner/back boiler. Stairs to first floor and access into kitchen/diner.

## KITCHEN / DINER

**5.95m x 5.63m (19'6" x 18'6")**

Tiled flooring. Fitted units and built in storage cupboards. Double oven with separate electric hob. Stainless steel sink. Three radiators. Power points. French doors to rear garden access into living room and hallway.

The Masons, Folly Lane Trevethin, Pontypool, Torfaen  
Approximate Gross Internal Area  
211 Sq M/2274 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

#### Stairs to FIRST FLOOR and LANDING:

Access from traditional spiral stair case. Oak flooring. Access to two double bedrooms and family bathroom.

#### BATHROOM

Laminated flooring. Three piece suite, bath, wash hand basin, WC and radiator. Tiled splash back. Double glazed window facing rear aspect.

#### MASTER BEDROOM

**4.46m x 4.44m (14'8" x 14'7")**

Oak flooring. Double glazed skylight to front aspect. Two double glazed windows to rear aspect. Two radiators. Power points. Access into spare room.

#### SPARE ROOM

**4.67m x 4.30m (15'4" x 14'1")**

Access from bedroom one. Currently being used as an office / dressing room. Two double glazed skylight windows one to front aspect and one to rear. Power points. Built in wardrobe. Radiator.

#### BEDROOM TWO

**4.26m x 3.09m (14'0" x 10'2")**

Hardwood flooring. Double glazed window facing side aspect looking at views. Skylight window to side aspect. Power points. Radiator. Exposed stone wall.

# STEP OUTSIDE



Larger than average size plot for the area. Beautifully presented and very well maintained garden, completely private, south facing and with amazing views.

Perfect for the garden enthusiast and or great for social gatherings.

## INFORMATION

Postcode: NP4 8JB  
Tenure: Freehold  
Tax Band: F  
Heating: Electric Storage heaters & central heating back boiler  
Drainage: Mains  
EPC: F





## DIRECTIONS

Follow the A4043, past the large Tesco's supermarket, turn right before Texaco garage Hospital Road, right onto Leigh Road. At the end turn right and immediately left into Folly Lane.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		72
55-68	D		
39-54	E		
21-38	F		
1-20	G	24	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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