



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Freeholdland Road
Pontnewynydd
Pontypool

Guide Price
£170,000 to £175,000



- Immaculately Presented Stone Fronted House
- Two Double Bedrooms Plus Attic Room
- Living Room With Feature Log Burner
- Beautiful Fitted Kitchen With Integrated Appliances
- Two Well-Appointed Reception Rooms
- ** GUIDE PRICE £170,000 to £175,000 **
- Generously Sized Rear Garden
- Outbuildings With Ample Storage Plus W/C.
- Good Transport Links To M4 Corridor
- EPC Rating: D | Council Tax: B | Tenure: Freehold

Ref: PRA10988

Viewing Instructions: Strictly By Appointment Only



General Description

**** GUIDE PRICE £170,000 to £175,000 **** A stylish, smartly presented, three storey Victorian terrace nestled close to amenities and local schools. With attractive features that combine original and modern elements, a sunny loft conversion, a beautiful kitchen and a large rear garden.

This move-in ready property offers approximately 1235 square feet of on trend living space and every inch just brimming with tasteful details. As you enter the home, eye catching, herringbone effect flooring runs underfoot, leading into the two impressive reception rooms on the right. The front aspect living room boasts a multi-fuel burner with modern finishing touches of dark green walls; perfect for cosy winter nights by the fire. The second reception room, currently used as a dining room, is light filled with french doors leading on to the garden. The adjacent kitchen is beautifully presented with sleek cream cabinetry, integrated appliances and complimentary metro wall tiles. The beautiful tiled flooring leads through to the skylight providing oodles of natural light and french doors that connect it all to the garden.

To the first floor, there are two generously appointed double bedrooms, both with handy inbuilt storage, served by a four piece contemporary bathroom comprising of freestanding back to wall bath and a separate shower. Upstairs, to the second floor, there is a spacious loft conversion room with two skylights and plenty of storage space.

OUTSIDE

To the rear is a fantastic tiered garden offering ample space to enjoy the outdoors and socialise with a lovely lawn, two seating areas, one decked and covered with a gazebo. For added convenience, the outbuilding houses a W.C. alongside useful storage space.

SITUATION

Nestled in the popular village of Pontnewynydd, approximately one mile from the town of Pontypool, the property is within walking distance of amenities and local schools. The area offers excellent transport links with New Inn and Cwmbran rail stations, as well as the M4 motorway taking you to Newport, Cardiff, Bristol and beyond.

ADDITIONAL INFORMATION

- EPC Rating | D
- Council Tax Band | B (at the date the property was listed)
- Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.
- Local Authority | Torfaen County Borough Council
- Services | We understand that the property is connected to mains gas, electricity, water and drainage.
- Broadband | Standard, Superfast and Ultrafast broadband is available. Please make your own enquiries via OFCOM.
- Mobile | There is limited indoor coverage | EE, Three, O2 and Vodafone - Likely outdoor coverage. Please make your own enquiries via OFCOM.

Consumer Protection from Unfair Trading Regulations 2008
Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon. Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only and it must not be inferred that any item shown is included with the property.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

Accommodation

Entrance

Composite and obscured double glazed door into Entrance Hallway.

Entrance Hallway

Herringbone laminated flooring, smooth ceiling, wood panelling, radiator, door to Reception Room One, door to Reception Room Two, carpeted stairs to first floor.

Reception Room 1 (12' 2" x 11' 7") or (3.70m x 3.54m)

Carpet as laid, smooth ceiling, radiator, feature fireplace with multi-fuel burner, uPVC and double-glazed window to front.

Reception Room 2 (12' 2" x 11' 11") or (3.70m x 3.62m)

Herringbone laminated flooring, smooth ceiling, radiator, door to Understairs Storage Cupboard, entrance to Kitchen, uPVC and double-glazed patio doors to rear.

Kitchen (18' 10" x 8' 6") or (5.74m x 2.58m)

Tiled flooring, smooth ceiling with spotlights, Velux window to rear, cream gloss base and eye level units with beech worktop, tiled splashbacks, stainless steel sink and drainer, integrated five burner gas hob, electric oven with stainless steel extractor over, integrated dishwasher, integrated fridge, integrated tumble dryer, space for fridge-freezer, space for washing machine, 2x uPVC and double-glazed windows to side, uPVC and double glazed patio doors to rear.

Landing

Carpet as laid, smooth ceiling, glass balustrade, white gloss door to Bathroom, white gloss doors to Bedrooms, carpeted stairs to Attic Room.

Bathroom (8' 4" x 7' 6") or (2.53m x 2.28m)

Tiled flooring, smooth ceiling with spotlights, tiled walls, panel-enclosed bath, wash hand basin, corner shower unit with mains shower, W.C., extractor fan, uPVC and obscured double-glazed window to side.

Bedroom 1 (11' 11" x 9' 9" Max) or (3.63m x 2.97m Max)

Carpet as laid, smooth ceiling, radiator, white gloss door to cupboard housing 'Baxi' combi-boiler, uPVC and double-glazed window to rear.

Bedroom 2 (13' 0" x 11' 6") or (3.97m x 3.51m)

Wooden flooring, smooth ceiling, panelled walls, full length built in wardrobes, radiator, white gloss door to further storage, two uPVC and double-glazed windows to front.

Loft Room (16' 2" Max x 14' 10" Max) or (4.92m Max x 4.51m Max)

Carpet as laid, smooth ceiling with spotlights, Velux window to rear, Velux window to front, door to under-stairs storage.

Rear Garden

Paved patio with steps leading to level garden laid to lawn, with further steps leading to decked covered seating area with gazebo.

Outside Store Room

There is a block built double outbuilding with storage and W.C. is located by the back door. To the rear of the garden, is a detached, block built outbuilding/shed with apex roof, concrete floor and electric supply.

Services

Mains electricity, mains water, mains gas, mains drainage

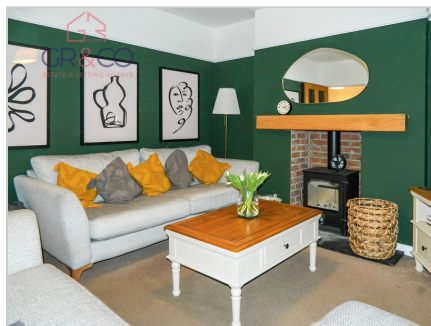
EPC Rating:68

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B



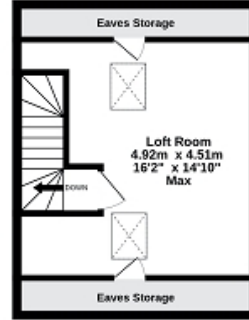
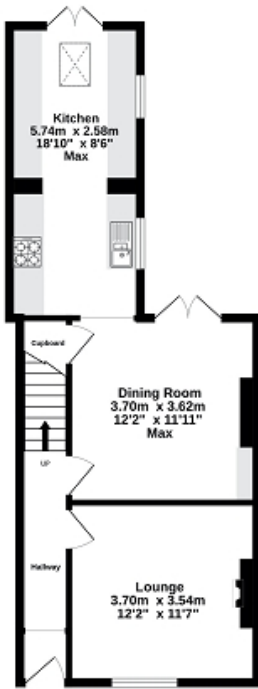




Ground Floor
47.1 sq.m. (507 sq.ft.) approx.

1st Floor
39.5 sq.m. (426 sq.ft.) approx.

2nd Floor
28.5 sq.m. (307 sq.ft.) approx.



TOTAL FLOOR AREA: 115.1 sq.m. (1239 sq.ft.) approx.

We did every effort to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £225,000. From £225,001 to £400,000 - 6% of Purchase Price. From £400,001 to £750,000 - 7.5% of Purchase Price. From £750,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.