



19 Mount Pleasant Terrace, Pontywaun, Crosskeys, Gwent NP11 7GH
Guide Price £170,000

****GUIDE PRICE £170,000 TO £180,000****

****WELL PRESENTED PROPERTY IN FABULOUS LOCATION****

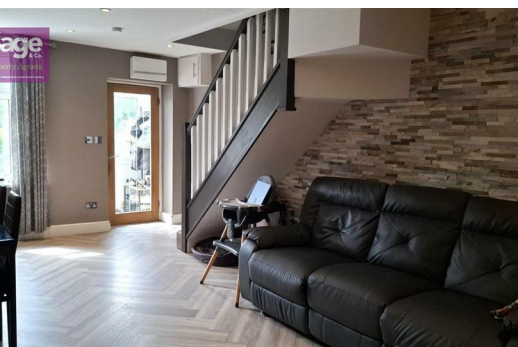
Sage and Co are delighted to offer FOR SALE this TWO BED END LINK PROPERTY set in the popular village of Pontywaun. This property offers GOOD SIZE LIVING/DINING ROOM with FEATURE MEDIA WALL. To the first floor are TWO BEDROOMS, family bathroom and stairs leading to a SPACIOUS LOFT ROOM. One of the standout features of this property is its location to the Brecon and Monmouth Canal. Imagine waking up to the serene sight of the canal every morning - truly a peaceful and idyllic setting.

Convenience is key with this property, as it offers SPACIOUS PATIO AREA AND TIERRED LAWN together with OFF ROAD PARKING and is within walking distance to the train station. Whether you're commuting to work or exploring the surrounding areas, this location provides easy access to all your needs with the fabulous CWMCARN FOREST DRIVE just a short walk away.

Don't miss out on the opportunity to make this delightful house your new home, book your appointment today!!

EPC RATING: E

COUNCIL TAX BAND: B



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ENTRANCE

Enter through a double glazed front door.

ENTRANCE PORCH

Double glazed window to the front, laminate flooring, glazed door leading to.

LIVING ROOM/DINING ROOM

20'6" x 10'1" to chimney breast (6.27 x 3.08 to chimney breast)

Double glazed window to the front, stairs to first floor, feature media wall with electric fire, feature stone walls, central heating radiator, laminate flooring, spotlights

KITCHEN

13'0" x 5'3" (3.98 x 1.62)

Shaker style kitchen fitted with a range of base and wall units, woodblock work surfaces, inset stainless steel sink unit with mixer tap over, plumbing for automatic washing machine, inset electric hob and oven, space for fridge freezer, vertical central heating radiator, double glazed door and window to rear, laminate flooring

STAIRS TO FIRST FLOOR - LANDING

Stairs to 2nd floor doors to:-

BEDROOM ONE

6'3" x 10'1" (1.93 x 3.08)

Double glazed window to front, central heating radiator

BEDROOM TWO

7'4" x 7'5" (2.26 x 2.28)

Double glazed window to rear, central heating radiator

FAMILY BATHROOM

4'0" x 10'1" (1.24 x 3.08)

"L" shaped bath low level W.C. pedestal wash hand basin, chrome towel rail. spot lighting, tiled floor and walls

2ND FLOOR - LOFT ROOM

12'0" x 13'11" approx (3.68 x 4.26 approx)

Two velux windows, central heating radiator, original beams

OUTSIDE - FRONT

FRONT - Patio area with glass balustrade, tierred lawn. Off road parking for two cars.
SIDE: Pedestrian access to rear.

TENURE

We have been advised freehold

