



## Crumlin Street, Pontypool

**Guide Price £150,000 - £160,000**

- Guide Price: £150,000 - £160,000
- Three Bedrooms
- Enclosed Rear Garden with Lane Access
- Three Reception Rooms
- Family Bathroom
- Communal Car Park and On-Street Parking
- Close to Supermarkets, Shops, and Leisure Facilities
- EPC Rating: Awaited



 3  1  1

**Pinkmove**

01633 746088  
team@pinkmove.co.uk

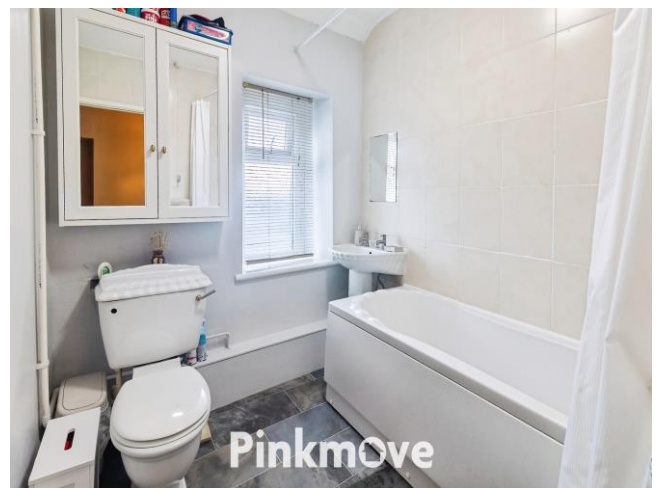


## About the property

This charming three-bedroom mid-terrace home on Crumlin Street, Pontypool, offers spacious and versatile living across three floors. The ground floor features two sizeable reception rooms that flow seamlessly together, creating an inviting space for relaxation and entertaining. From the lounge, stairs lead down to the basement level, where you'll find a playroom and a compact kitchen—ideal for family activities or as a flexible space for hobbies and storage.

Upstairs, the top floor hosts three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for a growing family. To the rear, the property boasts an enclosed garden with rear access via a lane, perfect for outdoor enjoyment and convenience.

Situated in a popular residential area, this home benefits from excellent local amenities. Pontypool town centre is within easy reach, offering a variety of shops, cafes, and supermarkets. Families will appreciate the proximity to reputable schools, while commuters can take advantage of strong transport links, including nearby bus routes and easy access to the A4042 for connections to Newport and the M4 corridor. Scenic parks and leisure facilities are also close by, making this an ideal location for both convenience and lifestyle.





## Accommodation

### Dining Room

11' 10" x 18' 10" ( 3.61m x 5.74m )

### Living Room

11' 11" x 17' 6" ( 3.63m x 5.33m )

### Porch

3' 5" x 4' 8" ( 1.04m x 1.42m )

### Play Room

10' x 17' 6" ( 3.05m x 5.33m )

### Kitchen

9' 7" x 7' 4" ( 2.92m x 2.24m )

### Bedroom 1

9' 5" x 10' 9" ( 2.87m x 3.28m )

### Bedroom 2

11' 4" x 8' 9" ( 3.45m x 2.67m )

### Bedroom 3

11' 4" x 8' 5" ( 3.45m x 2.57m ) Max Measurements

### Bathroom

7' 1" x 6' 9" ( 2.16m x 2.06m )

01633 746088

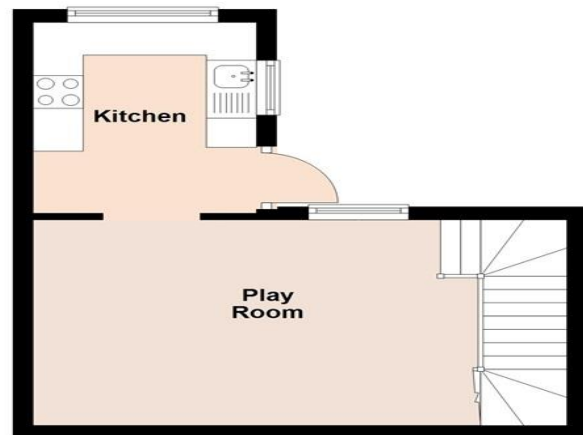
team@pinkmove.co.uk

**Pinkmove**

## Floorplan

### Basement

Approx. 23.4 sq. metres (252.3 sq. feet)



### Ground Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



### First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Total area: approx. 103.2 sq. metres (1110.6 sq. feet)  
**6 Crumlin Street**

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

