



23 Foundry Cottages, Griffithstown, Pontypool, NP4 5JQ

£245,000

Situated in the sought after area of Griffithstown, Sage & Co. offer for sale this well presented THREE BEDROOM, SEMI-DETACHED, FAMILY HOME. This property benefits from TWO DESIGNATED OFF ROAD PARKING SPACES, SPACIOUS KITCHEN, GROUND FLOOR WC and an ENCLOSED REAR GARDEN. Local amenities and the Monmouthshire/Brecon Canal are within walking distance, as well as schools and transport links being in close proximity making this the perfect family home! Viewing is highly recommended!

EPC Rating: B
Council Tax Band: D



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

Entrance

Part glazed front entrance door to:

Entrance Hall

Stairs to first floor, built in storage cupboard, built in under stair storage cupboard, cloakroom/WC, doors to:

Kitchen

13'10" x 9'1" (4.23m x 2.78m)

Fitted with a range of base and eye level wall units, inset stainless steel sink and drainer unit, work preparation surfaces, plumbing for automatic washing machine, space for dish washer, space for fridge/freezer, gas hob, oven under, filter hood over, wall mounted combi boiler, radiator, spotlights to ceiling, double glazed window to side and front

WC/Cloakroom

Low level WC, pedestal wash hand basin, ceramic tile splashbacks, radiator

Lounge

16'0" x 10'8" (4.90m x 3.26m)

Double glazed French doors to rear, double glazed windows to rear, double radiator

First floor

Access to loft space, built in storage cupboard, doors to:

Bedroom One

16'7" x 8'9" (5.06m x 2.69m)

Double glazed window to front and side, radiator

Bedroom Two

9'6" x 12'5" (2.90m x 3.79m)

Double glazed window to rear, radiator

Bedroom Three

7'0" x 11'3" (2.14m x 3.44m)

Double glazed window to front, radiator, built in storage cupboard

Bathroom

Three piece suite comprising: Panelled bath with mains shower over, low level WC, pedestal wash hand basin, ceramic tile splash backs, opaque double glazed windows to rear, spotlights to ceiling

Outside

Front- Designated off road parking for two cars, paved path to front entrance door, side access to rear

Rear- Enclosed rear garden, mainly laid to lawn with remainder laid to patio

Tenure

We have been advised that the property is Freehold, to be verified.

