



90 Sunnybank Road, Griffithstown, Pontypool NP4 5LL

£328,000

SOUGHT AFTER GRIFFITHSTOWN!! A well cared for traditional DETACHED property set in a sought after village location within easy access of the Brecon and Monmouthshire canal, parks, local amenities and road and rail links. This family home benefits from **THREE BEDROOMS**, **SUBSTANTIAL** gardens, **AMPLE PARKING**, far reaching views plus many modern features but still retaining the character. The ground floor benefits from **OPEN PLAN** living room, dining area and kitchen, **LUXURY** bathroom suite to the first floor, **STUDY** and ground floor **CLOAKROOM**. Properties of this nature seldom come to the market and **VIEWING IS ESSENTIAL**.
Council Tax band E, EPC rating D.



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
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Entrance

Double glazed door to Entrance Porch with quarry tile flooring, double glazed windows to front and side, original door with stained glass panel to;

Hall

Under stair storage cupboard with double glazed window to side, wood block flooring, staircase to first floor, cornice, radiator.

Lounge/Dining Room

29'8" max" x 13'10" max (9.05m max" x 4.22m max)

Walnut flooring, double glazed box window to front with leaded and stained glass fan lights, double glazed french doors to rear with superb views over a landscaped rear garden to distant rolling hillside, coving, two radiators, open plan through to;

Kitchen

14'0" x 8'5" (4.29 x 2.58)

Modern kitchen fitted with a range of matching base and eye level wall units, roll edge preparation surfaces, inset single drainer stainless steel sink unit, inset stainless steel gas hob with matching oven under and filter hood over, coving, walnut flooring, ceramic tile splashbacks, breakfast bar, double glazed window to rear, radiator, door to outside and door to;

Study

6'4" x 7'11" (1.94 x 2.43)

Double glazed window to side, radiator, door to;

Cloakroom / W.C.

Close coupled w.c., vanity washhand basin, ceramic tile flooring and splashbacks, obscure double glazed window to side.

Landing

Double glazed window to side, built-in cupboard with shelving housing combi boiler, doors to;

Bedroom One

14'8" x 14'8" (4.48 x 4.48)

Double glazed box bay window to front with original leaded glass fan lights over, vanity wash hand basin with cupboards and drawers under, radiator, ceiling cornice.

Bedroom Two

14'7" x 11'3" (4.46 x 3.44)

Double glazed window to rear with leaded and stained glass fan lights (with superb views), vanity wash hand basin with cupboards and drawers under, radiator.

Bedroom Three

8'6" x 7'6" (2.60 x 2.30)

Double glazed window to front with original leaded fan lights over, fitted vanity washhand basin with cupboards under, radiator.

Bathroom

Luxury four piece suite comprising panelled bath, quadrant

shower unit with mains powered shower, vanity washhand basin with cupboards under, close coupled w.c., bidet, radiator, double glazed window to rear with panoramic views, ceramic tile floor and splashbacks, ceiling cornice.

Outside

Landscaped front garden with a generous car hardstand, pedestrian access to the side and rear garden.

Large landscaped rear garden with several out houses that include a utility room and a large workshop/studio. Two patios/sun terraces and a large level lawn with landscaped borders, a pond and established trees and shrubs, greenhouse to remain and access to rear lane.

Tenure

We have been advised that the property is freehold.

