



1 Hillside Road, Griffithstown, Pontypool, NP4 5LP
Offers Over £330,000

MUST BE VIEWED TO APPRECIATE! Situated in the sought after village of Griffithstown, Sage and Co offer for sale this **FOUR BEDROOM** family home with a large **GARAGE**. This semi detached property offers a generous amount of space for hosting family and friends with three spacious reception rooms, two of these benefiting from bay fronted windows to the front which have fantastic views over New Inn. The first floor further capitalises on the scenery both to the front and rear with a large rear garden overlooking the fields behind. Local amenities, schools, road and rail links are within easy access and the property is also close to local parks and the Brecon Monmouthshire canal. Council tax band E, EPC rating D.



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

Entrance

Front entrance door to;

Entrance Porch

Double glazed window to side and rear, door to;

Entrance Hall

Original parquet flooring, stairs to first floor, doors to;

Living Room

13'4" x 15'7" (4.07 x 4.77)

Double glazed bay window to front, radiator, coving, feature fireplace and surround, radiator.

Sitting Room

11'5" x 13'7" (3.50 x 4.16)

Double glazed bay window to front, radiator, feature fire place and surround.

Dining Room

10'2" x 10'6" (3.12 x 3.22)

Double glazed window to rear, radiator, two fitted cupboards in alcove, one housing Combi boiler, serving hatch, door to;

Kitchen

8'1" x 11'1" (2.48 x 3.40)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset Belfast sink with mixer tap over, eye level oven and microwave, electric hob with extractor fan over, space for fridge/freezer, ceramic tile flooring, double glazed window and door to rear.

Wet Room

4'2" x 6'9" (1.28 x 2.08)

Pedestal wash hand basin, low level WC, mains shower, fully ceramic tile walls, obscure double glazed window to rear, extractor fan.

Half landing

Double glazed window to side, radiator.

W.C.

Low level WC with basin and mixer tap over, obscure double glazed window to side, ceramic tile walls and flooring.

Bedroom One

13'4" x 14'6" (4.08 x 4.42)

Double glazed window to front, radiator, two fitted wardrobes with sliding doors.

Bedroom Two

11'6" x 12'7" (3.52 x 3.85)

Double glazed window to front, radiator, two fitted wardrobes.

Bedroom Three

10'1" x 9'8" (3.09 x 2.95)

Double glazed window to rear, radiator, fitted wardrobe to one wall.

Bedroom Four

5'3" x 8'3" (1.62 x 2.52)

Double glazed window to rear, radiator.

Family Bathroom

6'10" x 6'10" (2.10 x 2.09)

Panelled bath with shower over, pedestal wash hand basin, mains shower quadrant, ceramic tile walls, radiator.

Outside

Front - Large garage with up and over door, steps up to front garden mostly laid to lawn with shrub borders.

Rear- Enclosed tiered garden backing on to fields owned by Park Estate, garden mainly laid to lawn with remainder laid to patio, established shrubs, trees and plants, garden shed and greenhouse to remain. Pergola area and summer house also to remain and perfectly situated to enjoy the exceptional views.

Tenure

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

