



10 St. Marys Close, Griffithstown, Pontypool, NP4 5LS
Chain Free £249,000

NO ONWARD CHAIN! Deceptively spacious detached property with corner plot gardens, DRIVEWAY and a GARAGE. VIEWING IS HIGHLY RECOMMENDED to fully appreciate this family home.

Located in a quiet Cul de Sac, this spacious property boasts a 20ft Lounge and a separate Dining Room, THREE BEDROOMS and a good size FIRST FLOOR FAMILY BATHROOM. The property is situated on a corner plot, and is well presented throughout. Further benefits include a garage with parking outside, plus a further driveway parking space. Located within a popular residential area with ease of access to local amenities such as schools, shops, parks, mountain walks plus the famous Brecon/Monmouthshire canal and road and rail links. Early viewing is recommended. NOT TO BE MISSED!! Council tax band E. EPC rating 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

Obscure double glazed window to front, built-in cloaks cupboard , panel glazed door to;

Dining Room

12'0" x 11'10" (3.66 x 3.62)

Double glazed window to front, radiator, open plan stairs to second floor, door to Kitchen and door to;

Living Room

20'4" x 11'10" (6.22 x 3.63)

Feature marble fire surround with living flame coal effect gas fire (disconnected), double glazed windows to front and rear aspects, two radiators, coving, door to;

Kitchen

8'0" x 11'10" max (2.46 x 3.61 max)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces over, ceramic tile splashbacks, inset one and a half bowl single drainer sink unit, stainless steel gas hob with oven under, integral fridge, complementary ceramic tile splashback and flooring, radiator, double glazed window to rear a, door to;

Rear Porch

Part glazed door to outside, double glazed window to side, door to WC, open to;

Utility/Store Room

Plumbing for automatic washing machine, ceramic tile flooring, fitted shelf and space for tumble dryer.

Cloakroom/W.C.

Low level WC, ceramic tile flooring, double glazed window to side.

First Floor

Access to loft space, double glazed window to rear, doors to;

Bedroom One

11'7" x 10'1" (3.54 x 3.08)

Double glazed window to front, fitted wardrobes to one wall, radiator.

Bedroom Two

7'4" x 8'0" (2.24 x 2.46)

Double glazed window to front, fitted corner wardrobes and matching dressing table, radiator, fitted double sized cupboard with sliding doors and shelving.

Bedroom Three

8'3" x 11'8" (2.54 x 3.57)

Double glazed window to rear, radiator, built-in airing cupboard with shelving and Combi boiler.

Bathroom

8'0" x 7'1" (2.45 x 2.17)

Four piece suite comprising; Panelled bath, fitted shower cubicle, pedestal washhand basin, low level WC, obscure double glazed window to rear, chrome towel radiator, half height ceramic tile splashbacks.

Outside

Double gates to a brick paviour driveway, pedestrian access to the rear garden. Front and side gardens mostly laid to lawn with established trees and shrubs. Rear garden mostly laid to lawn with feature patio areas and garden shed to remain.

Garage in the nearby block. (middle of five)

Tenure

We have been advised that the property is freehold.

Agents Note

This property has a connection to a member of staff at Sage and Co.

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	

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	

