



20 Austin Road, Sebastopol, Pontypool, NP4 5ER

£230,000

NOT TO BE MISSED! FOUR BEDROOMS, MID TERRACED PROPERTY in the popular residential area of Sebastopol. This family home benefits from a **SPACIOUS LOUNGE / DINER**, ground floor WC, enclosed rear garden and **DRIVEWAY PARKING FOR TWO CARS**. Austin Road is situated within close proximity to schools, local amenities and public transport links. The Monmouthshire/Brecon canal is also within walking distance. Cwmbran and Newport can be easily accessed along with further transport links to the M4, making this property ideal for those who need to commute to Bristol or Cardiff!

EPC Rating: C

Council Tax Band: C



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

Double glazed window to front, radiator, stairs to first floor, coving, doors to:

Cloakroom/WC

Low level WC, vanity wash hand basin, ceramic tile splash backs, opaque double glazed window to front, chrome towel radiator

Kitchen

8'7" x 8'10" (2.62m x 2.70m)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset stainless steel sink and drainer unit, ceramic tile splash backs, space for gas cooker, space for dish washer, plumbing for automatic

Living / Dining Room

15'9" x 15'3" (4.82m x 4.67m)

Double glazed French doors to rear, double glazed window to rear, radiator, feature fire place and surround, coving

Conservatory

6'3" x 12'7" (1.91m x 3.85m)

Double glazed window to sides, double glazed patio door to rear

First Floor

Stairs to loft room/bedroom four, doors to:

Bedroom Three

9'4" x 6'9" (max) (2.85m x 2.08m (max))

Double glazed window to rear, radiator, coving

Bedroom Two

9'4" x 8'1" (2.85m x 2.48m)

Double glazed window to rear, radiator, coving

Bedroom One

8'9" x 9'6" (max) (2.68m x 2.91m (max))

Double glazed window to front, built in wardrobe, coving, radiator, door to:

En-suite

Mains shower quadrant, low level WC, chrome towel radiator, vanity wash hand basin, opaque double glazed window to front

Bathroom

Three piece suite comprised: 'P' shaped bath with mains shower over, low level WC, pedestal wash hand basin, ceramic tile walls, chrome towel radiator, spotlights to ceiling

Bedroom Four

13'3" x 15'3" (4.05m x 4.67m)

x3 Velux windows, radiator, storage to eaves

Outside

Front: Driveway parking for two cars

Rear: Enclosed rear garden, mainly laid to patio with remainder laid to artificial grass

