



59 Cwmyscoy Road, Pontypool, NP4 5SQ

£125,000

NOT TO BE MISSED!!

This mid-terraced cottage is an IDEAL FIRST TIME BUY. Benefiting from an open plan living / diner with a kitchen and bathroom two the ground floor and TWO SPACIOUS BEDROOMS to the first floor. Cwmyscoy Road is situated in close proximity to schools, Pontypool Town Centre and Pontypool Park which boasts stunning walks and leisure facilities. Transport links such as the A472 is within easy access which provides direct links to the M4! Viewing is highly recommended!

EPC Rating: D

Council Tax Band: B



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 windows to side, door to:

Living Room

11'8" x 13'6" (3.58m x 4.13m)

Double glazed window to front, feature fireplace surround, radiator, opening to:

Dining Room

8'6" x 13'6" (2.60m x 4.13m)

Built in under stair storage cupboard, radiator, stairs to first floor, door to:

Kitchen

6'10" x 12'3" (2.10m x 3.74m)

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, gas hob with oven under, inset dishwasher, space for a fridge and freezer, plumbing for automatic washing machine, two velux windows, double radiator, part glazed door to rear, doorway to:

Bathroom

5'5" x 6'11" (1.67m x 2.12m)

Three piece suite comprising: Low level WC, 'P' shaped bath with mains shower over, vanity wash hand basin, fully ceramic tiled walls and flooring, radiator, opaque double glazed window to rear

First Floor

Doors to:

Bedroom One

11'11" x 12'4" (3.64m x 3.78m)

Double glazed window to front, double radiator, access to loft space

Bedroom Two

8'9" x 9'5" (2.69m x 2.88m)

Double glazed window to rear, radiator, wall mounted combi boiler

Outside

Front- Enclosed front garden laid to patio

Rear- Mainly laid to lawn with a level seating area laid to artificial grass

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			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	

