



25 Sycamore Road, Griffithstown, Pontypool, NP4 5AL
£244,000

NOT TO BE MISSED! Sage and Co offer for sale this well presented THREE BEDROOM DETACHED property set in this highly regarded residential location. This family home also benefits from a single GARAGE and a generous DRIVEWAY/HARDSTAND AREA to the front aspect. A modern fitted kitchen plus a utility room and a ground floor W.C/cloakroom are found to the ground floor with three bedrooms and a modern shower room to the first floor. Early viewing recommended, NO ONWARD CHAIN. Council tax band D, 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;

Living Room

10'5" x 18'5" (3.20 x 5.63)

Double glazed bay window to front, two radiators, wood laminate flooring, coving, part glazed door to;

Kitchen/Diner

9'2" x 18'0" (2.81 x 5.51)

Modern kitchen fitted with a range of base and eye level wall units, inset eye level double oven, electric hob with filter hood over, space for fridge/freezer, fitted island with inset one and a half bowl sink unit, integral dishwasher, radiator, double glazed patio doors to rear, door to;

Utility Room

5'6" x 4'8" (1.68 x 1.44)

Wall mounted combi boiler, roll edge worktops, space for Tumble dryer and automatic washing machine, ceramic tile flooring, door to garage.

Cloakroom

Two piece suite comprising; Low level WC, pedestal washhand basin, radiator, obscure double glazed window to rear, ceramic tile flooring, inset spot lights to ceiling.

First Floor

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

Bedroom One

9'3" x 12'5" (2.83 x 3.80)

Double glazed window to front, radiator, coving.

Bedroom Two

9'9" x 11'1" (2.98 x 3.38)

Double glazed window to rear, double radiator, built-in store cupboard with fitted shelving.

Bedroom Three

6'7" x 5'10" (2.01 x 1.80)

Double glazed window to rear, wood laminate flooring, radiator.

Shower Room

Quadrant shower cubicle with mains powered shower, low level WC, pedestal wash hand basin, chrome towel radiator, obscure double glazed window to side, spotlights to ceiling.

Outside

Level driveway with access to garage with up and over door, power and light connected.

Enclosed rear garden, mainly laid to gravel with remainder laid to decking.

Tenure

We have been advised Freehold, to be verified.

