



**Willowdene Stoney Road, Garndiffaith, Pontypool, NP4 8PY**  
**£265,000**

**\*\*UNIQUE OPPORTUNITY\*\* \*\*NOT TO BE MISSED\*\* \*\*IN NEED OF RENNOVATION\*\***

Situated in Garndiffaith, Sage & Co. are proud to offer for sale this THREE BEDROOM, DETACHED COTTAGE with NO ONWARD CHAIN. Benefits include TWO RECEPTION ROOMS, GROUND FLOOR SHOWER and WC, a SPACIOUS rear garden and ample OFF ROAD PARKING. Stoney Road is situated in close proximity to schools, public transport links and local amenities. Viewing is highly recommended!!

EPC Rating: TBC

Council Tax Band: D



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
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### Entrance

Part glazed front entrance door to:

### Entrance Porch

Glazed window to front, door to:

### Living Room

12'11" x 12'1" (3.95m x 3.69m)

Feature fire place and surround, double glazed window to front, stairs to first floor, radiator, doors to:

### Dining Room

11'10" x 8'11" (3.62m x 2.74m)

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

### Kitchen

9'1" x 13'1" (2.79m x 4.00m)

Fitted with base units, inset stainless steel sink and drainer unit, ceramic tile splash backs, space for gas cooker, double glazed window to side, feature fire place and surround, door and opening to:

### Shower Room

6'2" x 8'7" (1.88m x 2.64m)

Three piece suite comprised: electric shower cubicle, low level WC, wall mounted wash hand basin, ceramic tile splash backs, double glazed window to rear, radiator

### Rear Lobby

Glazed window to rear, part glazed door to side, opening to:

### Utility Area

7'4" x 8'0" (2.25m x 2.44m)

Double glazed window to rear, glazed and double glazed windows to side

### First Floor

Doors to:

### Bedroom One

13'0" x 10'4" (max) (3.97m x 3.15m (max))

Double glazed window to front, built in wardrobe housing boiler, access to loft space, radiator

### Bedroom Two

12'4" x 8'10" (3.77m x 2.70m)

Double glazed window to front, radiator, built in storage cupboard

### Bedroom Three

9'6" 9'2" (2.91m 2.81m)

Double glazed window to rear, double radiator

### Bathroom

Three piece suite comprised: panelled bath, low level WC, pedestal wash hand basin, ceramic tile splash backs, opaque double glazed window to rear

### Outside

Front - Drive way parking for 3/4 cars, raised lawn area with shrub borders, side access to rear garden

Rear - Spacious enclosed rear garden, primarily laid to lawn with a variety to trees and bushes. Greenhouse to remain

### Tenure

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

