



**83 Sycamore Road South, Griffithstown, Pontypool, NP4 5AW**  
**Guide Price £220,000**

GUIDE PRICE £220,000-£230,000

Nestled on the charming Sycamore Road South in Griffithstown, Pontypool, this beautifully presented semi-detached house offers a perfect blend of modern living and comfort. With three well-appointed bedrooms, including two spacious doubles and a single, this home is ideal for families or those seeking extra space. As you enter, you are welcomed into an open plan lounge and dining area, creating a warm and inviting atmosphere for both relaxation and entertaining. The modern fitted kitchen, complete with a stylish feature island, is a culinary enthusiast's dream, providing ample space for meal preparation and social gatherings. The property boasts a generous rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, a convenient utility room enhances the practicality of the home, making laundry and storage a breeze. The first-floor bathroom is tastefully designed, offering a stylish retreat for your daily routines. With off-road parking available, this property ensures ease of access and convenience. Don't miss the opportunity to make this delightful home your own. EPC- C, COUNCIL TAX- C Torfaen



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ENTRANCE HALL

Entrance hallway through PVC front door with obscure double glazed pane. Open to stairways. Double glazed PVC front door. Double aspect windows to front elevation. Convenient storage cupboard at base and twin central heating radiator. Access to lounge and kitchen.

LOUNGE/ DINER

18'8" x 12'0" (5.70 x 3.68)

Family sized lounge/ diner with French doors to rear garden. Chimney breast present. Front aspect double glazed PVC window. Two central heating radiators.

KITCHEN

12'2" x 10'5" (3.72 x 3.20)

Modern fitted kitchen with feature island worktop, complete with base storage units and wine fridge. High and low base stage units along with tiled splashback and porcelain sink. Five hob gas burner and double oven with integrated microwave. Marble effect, roll top worktops. Double aspect PVC windows to front and side elevation. Obscure glazed PVC door to access rear garden.

FIRST FLOOR LANDING

Access to all three bedrooms and bathroom. Double aspect windows to front aspect over stairs.

BEDROOM ONE

9'3" x 12'0" (2.84 x 3.68)

Master bedroom to rear aspect. Double glazed PVC window. Twin central heating radiator.

BEDROOM TWO

10'8" x 10'9" (3.26 x 3.28)

Generous double bedroom to rear aspect. Double glazed PVC window and twin central heating radiator.

BEDROOM THREE

8'10" x 8'0" (2.70 x 2.44)

Single bedroom to front evaluation. Double glazed PVC window and twin central heating radiator.

BATHROOM

7'7" x 5'5" (2.33 x 1.66)

Modern fitted bathroom suite with over head mains supply shower. Tiled splashback with marble tiled effect finish. Low level WC ank sink with base storage unit. Side aspect obscure double glazed window.

OUTSIDE

FRONT: Hard standing off road parking and stone chippings courtyard. Side gated access to rear garden  
REAR: Lawned rear garden with patio area. Two brick built sheds. One offering electric supply for utility use.

TENURE

We are advised this property is FREEHOLD.

