



Sage
& Co.
Property Agents



Brentmead Viaduct Road, Garndiffaith, Pontypool, Gwent NP4 7PQ
£155,000

GUIDE PRICE £155.000 - £160.000 NOT TO BE MISSED!!

Sage & Co. are delighted to present this beautifully maintained two-bedroom mid-terraced property, ideally located in Garndiffaith. Offering a perfect blend of modern living and character, this home is ready to move into and would be perfect for first-time buyers, families, or investors. The property benefits from a fitted kitchen, a dining room and living room which combine to create the perfect space for hosting family and friends, two bedrooms, a family shower room and a useful loft room. Viaduct Road is in close proximity to schools, local amenities and transport links. Viewings are highly recommended for this property!

EPC Rating: TBC
Council Tax Band: C



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

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, radiator, doors to;

Dining Room

10'9" x 11'7" (3.29 x 3.55)

Double glazed window to front, double radiator, coving

Living Room

11'0" x 12'5" (3.37 x 3.80)

Glazed doors to rear, feature log burner with brick surround, radiator, under stairs storage cupboard, door to;

Kitchen

12'4" x 6'4" (3.78 x 1.95)

Fitted with a range of base level units, work preparation surfaces over, inset one and a half bowl ceramic sink unit, inset electric hob, oven under and filter hood over, plumbing for automatic washing machine, space for fridge/freezer, radiator, double glazed window to rear, part glazed door to rear, coving

First Floor

Stairs to loft room, doors to;

Bedroom One

10'11" x 11'5" (3.35 x 3.48)

Double glazed window to front, radiator, coving

Bedroom Two

11'0" x 9'10" (3.37 x 3.00)

Double glazed window to rear, double radiator, coving

Bathroom

12'4" x 6'3" (3.78 x 1.93)

Three piece suite comprising electric walk in shower, low level W/C, vanity wash hand basin, designer vertical radiator, obscure double glazed windows to side and rear, two built in storage cupboards with one housing central heating boiler

Loft Room

11'9" x 14'2" (3.60 x 4.32)

Velux window, radiator, built-in storage to eaves

Outside

Front - pedestrian access to front door

Rear - Enclosed rear garden over two levels laid to patio, wooden fence, outside tap.

Tenure

We have been advised freehold, to be confirmed

