



23 Alma Place, Sebastopol, Pontypool, Gwent NP4 5EA
£220,000

NO ONWARD CHAIN! IDEAL FIRST TIME BUY

This beautifully renovated THREE BEDROOM, MID-TERRACED property is located in the highly sought-after residential area of Sebastopol. The home is well presented throughout and offers a spacious living and dining area, featuring French doors to the front and windows to the rear, which flood the space with an abundance of natural light. The recently fitted, contemporary kitchen is generous in size and comes complete with integrated appliances, making it ideal for modern living. Outside, the property boasts both front and rear gardens, providing ample outdoor space, along with a large garage to the rear. Conveniently located, this property is within easy reach of local amenities, schools, transport links, and the scenic Monmouthshire & Brecon Canal. Offered with no onward chain, this is an excellent opportunity to acquire a well-maintained home in a desirable location!

Viewings are highly recommended! EPC Rating: C, 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, door to:

Lounge

11'6" x 12'4" (3.52 x 3.76)

Double glazed French doors to front, newly laid carpet throughout living / dining area, radiator, coving, open plan through to;

Dining Room

8'5" x 7'11" (2.59 x 2.43)

Double glazed window to rear, radiator, door to:

Kitchen

9'0" x 14'2" (2.76 x 4.33)

Recently fitted, contemporary kitchen, fitted with a range of base units, oak roll edge preparation surface over, inset ceramic sink and drainer unit, electric hob with oven under and filter hood over, integral fridge / freezer, dishwasher, washing machine and wine fridge, double glazed window to rear, part glazed door to side, ample plug sockets, under stair storage cupboard

First Floor

Access to loft space (boarded), new carpet across landing and all bedrooms, doors to:

Bedroom One

11'7" x 10'7" (3.54 x 3.23)

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

Bedroom Two

8'2" x 11'1" (2.49 x 3.40)

Double glazed window to rear, radiator

Bedroom Three

7'10" x 6'6" (2.40 x 2.00)

Double glazed window to front, radiator

Wet / Shower Room

5'1" x 3'6" (1.55 x 1.09)

Anti slip flooring, electric shower with screen and curtain, ceramic tile splash backs, pedestal wash hand basin, low level WC, obscure double glazed window to rear, extractor fan

Outside

FRONT- Garden laid to lawn with path leading to steps to front door
REAR - Enclosed rear garden mainly laid to lawn. Garden path to rear gate and access to garage

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		89
(81-91) B		
(69-80) C		72
(55-68) D		
(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

