



52 South Avenue, Sebastopol, Pontypool, Gwent NP4 5BW

£205,000

Sage & Co. are delighted to bring to market this well-presented THREE BEDROOM, END OF TERRACE property, ideally located on the sought-after South Avenue in Sebastopol. Perfectly suited to families, first-time buyers, or those looking to upsize, this home offers spacious and versatile living accommodation throughout. The ground floor features a generous lounge with dual aspect windows to the front and rear, allowing for plenty of natural light. There is a separate dining room, a well-appointed fitted kitchen, a useful utility area, and a convenient ground floor WC.

Upstairs, the property boasts three good-sized bedrooms and a family shower room.

To the rear, you'll find a large, enclosed garden – an ideal space for children to play or for enjoying outdoor entertaining.

The property is conveniently situated close to local amenities, well-regarded schools, excellent transport links, and the scenic Monmouthshire & Brecon Canal, offering pleasant walks and cycling routes.

This is a fantastic opportunity to secure a spacious family home in a desirable location. Early viewing is highly recommended – not to be missed! Council tax band B, EPC rating D.



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Entrance

Part glazed front entrance door to;

Entrance Hall

Two double glazed windows to front, wood laminate flooring, stairs to first floor, radiator, doors to;

Lounge

18'3" x 10'5" (5.57 x 3.20)

Double glazed window to front and rear aspects, radiator, coving.

Dining Room

10'4" x 6'3" (3.17 x 1.93)

Double glazed window to rear, radiator, wood laminate flooring, opening to;

Kitchen

10'2" x 7'5" (3.12 x 2.28)

Fitted with a range of base and eye level wall units, roll edge work tops, stainless steel single drainer sink unit with mixer tap, ceramic tile splashbacks, plumbing for automatic washing machine, space for fridge/freezer and space for gas cooker, double glazed window to side, double radiator, opening to;

Rear Lobby

Part glazed door to side, built in cupboard, space for fridge / freezer, door to;

Ground Floor W.C.

Low level WC, radiator, double glazed window to side, wall mounted wash hand basin, ceramic tile walls, extractor fan.

First Floor

Built-in cupboard housing Combi , double glazed window to front, loft access, doors to;

Bedroom One

17'2" x 8'9" (5.25 x 2.67)

Two double glazed windows to rear, double radiator, built-in cupboard.

Bedroom Two

13'10" x 8'9" (4.24 x 2.67)

Two Double glazed windows to front, radiator.

Bedroom Three

9'2" x 7'11" (2.80 x 2.42)

Two double glazed windows to side, radiator.

Shower Room

Fitted shower and screen, vanity wash hand basin, low level WC, ceramic tile walls, radiator, anti slip flooring, two double glazed windows to side.

Outside

Pedestrian access leading to front entrance door, side gate access to rear.

Open plan Enclosed rear garden mainly laid to lawn, paved path leading to garden sheds, tap connected, shrubs and hedge borders.

Tenure

we have been advised the property is Freehold, to be verified.

