



34 St. Augustine Road, Griffithstown, Pontypool, NP4 5EX

£245,000

Guide Price £245,000 - £255,000

Located in the ever-popular village of Griffithstown, this well-presented THREE BEDROOM property offers flexible living space, stunning views, and excellent access to local amenities, schools, and transport links.

The ground floor features a generous living area, a fitted kitchen, and a separate dining room – ideal for family life or entertaining. A ground floor bedroom and bathroom provide additional convenience and flexibility, making the layout suitable for a range of needs, including multi-generational living.

Upstairs, you'll find two further bedrooms and a shower room.

Outside, the rear garden boasts a raised decking area perfect for relaxing and taking in the stunning views, with the rest of the garden laid to lawn. To the front, the property benefits from ample driveway parking.

This versatile home in a sought-after location is sure to attract strong interest – early viewing is highly recommended. Not to be missed!

Council Tax Band: D

EPC Rating: D



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

www.sageandco.co.uk

Entrance

Part glazed front entrance door to;

Entrance Hall

Radiator, door to;

Dining Room

15'2" x 13'11" (4.63 x 4.26)

Double glazed window to rear, double glazed French doors to rear with panoramic views, two radiators, under stair storage space, coving, opening to;

Kitchen

10'2" x 11'10" (3.11 x 3.62)

Fitted with a range of base and eye level wall units, roll edge work surfaces, inset stainless steel sink unit, ceramic tile splashbacks, inset gas hob with filter hood over, inset double oven, space for fridge/freezer, two built-in storage cupboards with shelving.

Living Room

17'5" max x 19'10" (5.32 max x 6.05)

Double glazed French doors and double glazed window to front, coving, two radiators, built-in cupboard, door to;

Inner Hallway

Built-in storage cupboard, coving, doors to;

Bedroom Two

9'1" x 10'4" (2.79 x 3.16)

Double glazed window to side, radiator, coving, fitted wardrobe to one wall.

Bathroom

6'11" x 5'7" (2.12 x 1.72)

Three piece suite comprising; panelled bath with shower over, low level WC, pedestal wash hand basin, ceramic tile splashbacks, obscure double glazed window to side, coving, chrome towel radiator, extractor fan.

First Floor

Doors to;

Bedroom One

14'10" x 10'6" (4.53 x 3.22)

Double glazed window to rear with panoramic views, radiator, fitted storage units, built-in wardrobe.

Bedroom Three

9'5" x 7'6" (2.88 x 2.29)

Velux window, radiator, door to loft space.

Shower Room

5'4" x 7'0" (1.64 x 2.15)

Shower cubicle with electric shower, low level WC, chrome towel radiator, vanity wash hand basin, ceramic tile splashbacks, obscure double glazed window to side.

Outside

Driveway for multiple vehicles, access to garage and rear garden, remainder laid to lawn.

Enclosed rear garden offering panoramic views, split level garden, lower level to lawn and shrub borders with upper level laid to decking, garden shed to remain.

Tenure

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

Garage

Up and over door with power and light connected.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(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		

