



13 Coed Y Gric Road, Griffithstown, Pontypool, NP4 5HE
Offers Over £248,000

Offers Over £248,000

Located in the ever-popular village of Griffithstown, this well-proportioned TWO BEDROOM DETACHED BUNGALOW offers a fantastic opportunity for buyers seeking spacious accommodation in a highly convenient setting. Key features include a comfortable living room, a kitchen/diner ideal for family meals or entertaining, and a family bathroom. A useful utility room provides additional practicality and gives direct access to the rear garden. There are also two loft rooms which offer extra space. A standout feature of this home is the generous, enclosed rear garden, offering excellent outdoor space for children, pets, gardening, or relaxing. Further benefits include a detached garage and driveway, providing ample off-road parking. Ideally located just opposite County Hospital and within walking distance to local schools, shops, and the scenic Monmouthshire & Brecon Canal, the property is also close to excellent transport links. Council tax band E, EPC rating tbc



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, access up to loft space, doors to;

Living Room

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

Double glazed bay fronted window to front, radiator, feature fireplace and surround, coving

Open Plan Kitchen and Dining Room

Dining Room

9'4" x 7'7" (2.86 x 2.33)

Double glazed window to front, radiator.

Kitchen

9'0" x 7'6" (2.75 x 2.30)

Fitted with a range of of base and eye level wall units, roll top work preparation surfaces, inset stainless steel one and a half sink with drainer unit, ceramic tiled splashbacks, gas hob with extractor hood over, inset eye level oven, double glazed window to rear aspect, door to;

Utility Room

14'4" x 5'2" (4.38 x 1.58)

Fitted with base units and work preparation surfaces over, ceramic tiled splashbacks, radiator, space for fridge freezer, plumbing for automatic washing machine, space for tumble dryer, part glazed door to side, double glazed window to side.

Bedroom One

Two double glazed windows to rear, radiator, coving

Bedroom Two

Double glazed window to side, radiator, coving

Bathroom

5'1" x 5'8" (1.55 x 1.73)

Three piece suite comprising; panelled bath with shower over, low level WC, pedestal wash hand basin, radiator, obscure double glazed window to side.

Loft Space

8'7" x 28'9" (2.62 x 8.78)

Two rooms, double glazed window to side, radiator

Outside

Front - Driveway parking for multiple cars, access to garage
Rear - Enclosed spacious rear garden with wooden fencing, mainly laid to lawn, tap connected, door to outside WC with low level WC and wall mounted washhand basin

Garage

Electric roller door, power and lights connected

Tenure

We have been advised that this property is Freehold. To be verified

