



## 23 Grosvenor Place, Sebastopol, Pontypool, NP4 5EB

**£110,000**

Offered to the market with NO ONWARD CHAIN, this TWO BEDROOM, MID-TERRACED home is a fantastic investment opportunity, ideal for buyers looking to renovate and add value.

The property requires full refurbishment throughout, providing a blank canvas to transform into a desirable residence. The ground floor offers a traditional layout comprising a living room, dining area, kitchen, and bathroom, while the first floor features two well-proportioned bedrooms.

Situated in the heart of Sebastopol, the home is conveniently located close to local amenities, schools, and excellent transport links.

The nearby Monmouthshire & Brecon Canal also offers picturesque walking and cycling routes, perfect for enjoying the outdoors. Whether you're a developer or a buyer looking to create your ideal home, this property presents a great opportunity in a popular and well-connected area.

Viewing is highly recommended. EPC Rating: TBC, Council Tax Band: B



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

Part glazed front entrance door to:

Entrance Porch

Door to:

Living Room

15'3" x 9'0" (4.66 x 2.75)

Double radiator, double glazed window to front, feature fire and surround, dado rail, steps and doors up to:

Dining Room

8'5" x 12'3" (2.58 x 3.74)

Double radiator, dado rail, stairs to first floor, opening to;

Kitchen

8'8" x 10'2" (2.65 x 3.11)

Double glazed window to rear, fitted base and eye level wall units, inset stainless steel sink and drainer unit, plumbing for automatic washing machine, radiator, ceramic tile splashbacks, door to:

Rear Hallway

Door to rear, dado rail, door to:

Bathroom

6'9" x 5'10" (2.08 x 1.78)

Three piece suite comprising: panelled bath, electric shower, pedestal wash hand basin, low level WC, opaque double glazed window to side, fully ceramic tiled walls and flooring

First Floor

Access to loft space, doors to:

Bedroom One

10'4" x 12'5" (3.16 x 3.79)

Two double glazed windows to front, radiator, dado rail

Bedroom Two

9'4" x 7'6" (2.85 x 2.29)

Double glazed window to rear, double radiator, built in cupboard housing boiler

Outside

Front - Pedestrian access to front entrance door

Rear - Enclosed rear garden over two tiers

Tenure

We have been advised Freehold, to be verified.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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