



37 St. Augustine Road, Griffithstown, Pontypool, NP4 5EZ

Guide Price £325,000

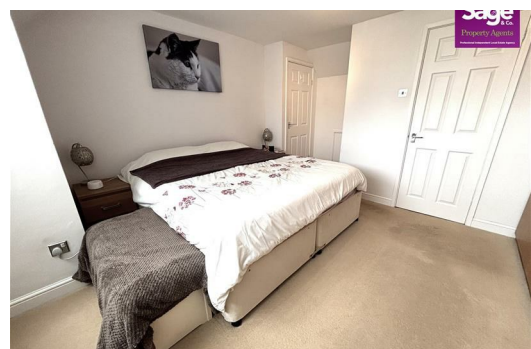
GUIDE PRICE: £325,000 - £335,000

Nestled in the popular residential area of Griffithstown, this immaculately presented THREE BEDROOM DETACHED property offers the perfect blend of modern living and family comfort. The home boasts a SPACIOUS open-plan living and dining area, ideal for both relaxing and entertaining. Further benefits include a contemporary fitted kitchen and an airy orangery, providing additional versatile living space filled with natural light. The ground floor is completed with a bedroom and family bathroom. Upstairs, the property offers the remaining two well-proportioned bedrooms with an en-suite to the master bedroom.

Outside, you'll find a large enclosed rear garden—perfect for children, pets, and outdoor entertaining—as well as a garage providing useful storage or parking.

Located close to a range of local amenities, well-regarded schools, and excellent transport links, this property is ideal for families and commuters alike.

Viewing is highly recommended to fully appreciate all that this fantastic home has to offer.



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Entrance

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, under stairs storage cupboard, radiator, doors to;

Lounge/Diner

21'3" x 12'9" (6.50 x 3.91)

Full length double glazed window to front, double glazed French doors to orangery, coving, two radiators, door to;

Kitchen

8'11" x 8'7" (2.73 x 2.64)

Fitted with a range of base and eye level wall units, work preparation surfaces over, inset one and a half bowl sink and drainer unit, integrated fridge freezer, gas hob with oven under, extractor hood over, integrated dishwasher, double glazed window to rear, part glazed door to rear, radiator, inset spotlights to ceiling.

Orangery

8'6" x 9'1" (2.60 x 2.79)

Full length double glazed window to rear and side, double glazed bi-folding doors to rear and side aspects with panoramic views, vertical radiator, spot lights to ceiling, lantern roof

Bathroom

7'11" x 5'11" (2.43 x 1.82)

Three piece suite comprising; panelled bath with shower over, vanity wash hand basin, low level WC, ceramic tiled splash backs, chrome towel radiator, electric shaver point, inset spot lights to ceiling, obscure double glazed window to side

Bedroom Three

12'10" x 7'8" (3.93 x 2.35)

Double glazed window to rear, radiator, coving,

First Floor

Access to loft space with drop down ladder, built in storage to eaves housing boiler, doors to;

Bedroom One

12'10" x 12'3" (3.92 x 3.75)

Double glazed window to front, fitted wardrobes to one wall, radiator, door to;

EnSuite

7'9" x 2'11" (2.37 x 0.89)

Mains shower cubicle, low level WC, pedestal wash hand basin, chrome towel radiator, spot lights to ceiling, ceramic tiled splashbacks

Bedroom Two

18'4" x 9'4" (5.60 x 2.85)

Double glazed window to rear, radiator

Outside

Front - Pathway to front entrance door with the remainder laid to

lawn and gravel

Rear - Landscaped enclosed rear garden with panoramic view to the side, comprising level lawn area and patio with gate access to rear and garage, tap connected

Tenure

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

