



## 87 Stafford Road, Griffithstown, Pontypool, NP4 5LG

**Guide Price £230,000**

Guide Price £230,000 - £240,000

Sage & Co. are delighted to offer for sale this THREE BEDROOM, SEMI-DETACHED property that offers generous living space, perfect for families or those seeking room to grow. Situated in the sought-after area of Griffithstown, the home boasts two versatile reception rooms, a fitted kitchen, and a convenient ground floor cloakroom/WC.

Upstairs, you'll find three double bedrooms, a family bathroom, and a separate WC – ideal for busy households. Outside, the property benefits from a large, enclosed rear garden, providing a safe and private space for children to play or for outdoor entertaining.

Located close to local schools, the picturesque Monmouthshire & Brecon Canal, a range of amenities, and excellent transport links, this property ticks all the boxes for comfortable, convenient living.

Early viewing is highly recommended to fully appreciate all this fantastic home has to offer.

EPC Rating: TBC

Council Tax Band: D



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

Part glazed front entrance door to;

Porch

Radiator, door to;

Entrance Hall

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

Cloakroom/ WC

Low level WC, vanity wash hand basin, obscure double glazed window to rear. radiator

Dining Room

11'3" x 12'4" (3.45 x 3.78)

Double glazed bay fronted window, wood burner and surround, double radiator

Living Room

13'6" x 12'8" (4.13 x 3.87)

Double glazed bay fronted window, double radiator, feature gas fire

Kitchen

9'0" x 12'4" (2.76 x 3.78)

Fitted with a range of base and eye level wall units, work preparation surfaces over, inset Belfast sink, plumbing for automatic washing machine, space for fridge freezer, radiator, space for cooker, part glazed door to side

First Floor

Double glazed window to rear, radiator, access to loft space, doors to;

Bedroom One

12'5" x 11'1" (3.80 x 3.40)

Double glazed window to front, double radiator

Bedroom Two

10'2" x 12'4" (3.10 x 3.76)

Double glazed window to front, radiator

Bedroom Three

10'1" x 12'3" (3.08 x 3.74)

Double glazed window to rear, radiator

Bathroom

10'10" x 7'6" (3.32 x 2.30)

Three piece suite comprising; panelled bath, vanity wash hand basin, electric shower cubicle, chrome towel radiator, fitted cupboard housing combi boiler, obscure double glazed window to front

WC

Low level WC, vanity wash hand basin, obscure double glazed window to rear, radiator

Outside

Front - Paved driveway, side access to rear

Rear - Enclosed tiered rear garden, lower area is level with tap connected, second tier mainly laid to lawn with a number of plants and shrubs, paved path leading to rear access, greenhouse and storage shed

Tenure

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

