



9 Stanley Place, Pontnewydd, Cwmbran, Gwent NP44 1DT

£175,000

Located in the ever-popular area of Pontnewydd, this well presented TWO BEDROOM MID-TERRACED property offers spacious and comfortable living, making it an ideal choice for first-time buyers, young professionals, or those looking to downsize.

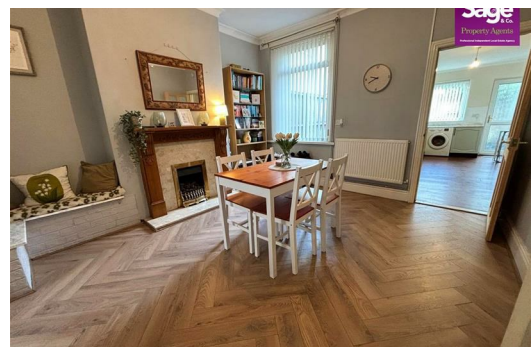
The ground floor accommodation comprises a welcoming living room, a separate dining area perfect for family meals or entertaining, and a generously sized kitchen with ample storage and worktop space.

Upstairs, you'll find two well-proportioned bedrooms and a family bathroom, offering functional and comfortable living arrangements.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space ideal for relaxing or hosting during the warmer months. Conveniently situated close to local amenities, Cwmbran Town Centre, well-regarded schools, and excellent transport links, this home offers both comfort and convenience in a sought-after location.

Early viewing is advised to fully appreciate what this lovely home has to offer.

EPC Rating: C
Council Tax Band: C



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

Coving, radiator, dado rail, stairs to first floor, doors to;

Open Plan Living/Dining

Parquet flooring throughout

Living Area

Double glazed bay fronted window, radiator, coving, opening to;

Dining Area

Feature fire place and surround, radiator, double glazed window to rear, coving, doors to;

Kitchen

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces over, inset stainless steel sink and drainer unit, gas hob, filter hood over, integrated eye level oven, ceramic tiled splash backs, space for fridge and freezer, plumbing for automatic washing machine, double glazed windows to side and rear aspects, part glazed door to rear, coving, under stairs storage cupboard

First Floor

Access to loft space, coving, dado rail, doors to;

Bedroom One

Two double glazed windows to front, radiator, coving, two fitted wardrobes

Bedroom Two

Double glazed window to rear, radiator, coving, fitted wardrobes and desk area

Bathroom

Three piece suite comprising; panelled bath with shower over, low level WC, pedestal wash hand basin, obscure double glazed windows to side and rear aspects, extractor fan, chrome towel rail, built in cupboard housing boiler, shelving and radiator

Outside

Front - Enclosed courtyard, access to front entrance door

Rear - Enclosed rear garden with tap connected

Tenure

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

