



39 Waterloo Road, Talywain, Pontypool, NP4 7HW
£150,000

GUIDE PRICE: £150,000 - £155,000

Offered for sale with NO ONWARD CHAIN, Sage & Co. present this THREE BEDROOM, MID-TERRACED property in Talywain. Benefiting from a spacious ground floor layout featuring a generous living room, a fitted kitchen/diner, and a convenient WC. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from low-maintenance front and rear gardens, making it perfect for busy households or rental purposes.

Situated close to local amenities and Pontypool Town Centre, with excellent access to the A4042 for commuters. Viewing is highly recommended. Council tax band B, EPC rating C



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

Part glazed front entrance door to;

Entrance Porch

Double glazed window to front and side aspects, door to;

Living Room

10'9" x 20'7" (3.28 x 6.28)

Double glazed window to front, double radiator, dado rail, feature fire place and surround, door to;

Inner Hallway

Under stair storage space, double radiator, built in storage cupboard, part glazed door to rear, stairs to first floor, doors to;

Kitchen/Diner

12'3" x 10'11" (3.74 x 3.35)

Fitted with a range of base and eye level wall units with roll top work preparation surfaces over, inset composite one and a half bowl sink and drainer unit, ceramic tiled splash backs, gas hob, stainless steel extractor hood over, inset eye level oven, integrated fridge freezer, plumbing for automatic washing machine, space for tumble dryer, radiator, double glazed window to rear, part glazed door to rear

WC/Cloakroom

Low level WC, wall mounted wash hand basin, ceramic tiled splash backs, obscure double glazed window to rear

First Floor

Access to loft space, built in cupboard housing boiler, doors to;

Bedroom One

12'4" x 11'4" (3.78 x 3.46)

Double glazed window to rear, radiator

Bedroom Two

10'8" x 10'2" (3.26 x 3.10)

Double glazed window to front, radiator

Bedroom Three

.314'11" x 10'1" (.96 x 3.08)

Double glazed window to front, radiator

Bathroom

5'5" x 8'10" (1.66 x 2.70)

Three piece suite comprising; panelled bath with electric shower over, low level WC, vanity wash hand basin, obscure double glazed window to rear, ceramic tiled splash backs, radiator

Outside

Front - Courtyard laid to patio with access to front entrance door
Rear - Enclosed rear garden laid mainly to patio with remainder laid to slate chippings, rear gate access, outbuilding/storage.

Tenure

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

