



22 Oxford Street, Griffithstown, Pontypool, NP4 5HP
Guide Price £155,000

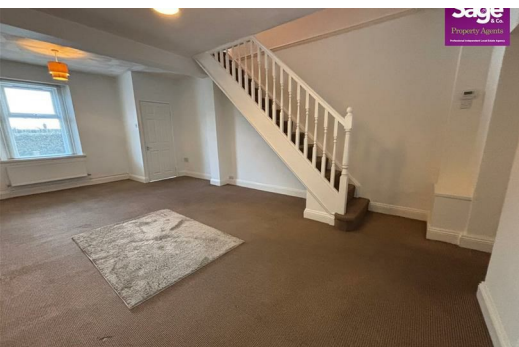
GUIDE PRICE: £155,000 - £160,000

NO ONWARD CHAIN!! Located in the popular village of Griffithstown, Pontypool, this well-presented TWO BEDROOM, MID-TERRACED property is an ideal first-time purchase or investment opportunity. Offered for sale with **NO ONWARD CHAIN**, the home features a spacious open-plan living and dining area, a fitted kitchen, and a three-piece bathroom suite on the ground floor.

Upstairs, you will find two well-proportioned bedrooms, making this a comfortable and practical home. The property also benefits from an enclosed rear garden, perfect for entertaining family and friends or simply relaxing outdoors.

Situated on Oxford Street, the home is within walking distance of local amenities including shops, a café, and a pharmacy. It is also conveniently close to schools, transport links, and the picturesque Monmouthshire & Brecon Canal.

Viewing is highly recommended.
Council Tax Band B
EPC RATING 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:

Porch

Door to:

Open Plan Living / Diner

13'7" x 22'8" (4.15m x 6.91m)

Double glazed windows to front and rear aspects, two radiators, electric feature fire, stairs to first floor, door to:

Kitchen

12'7" x 7'2" (3.85m x 2.20m)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset stainless steel sink and drainer unit, cooker (to remain), plumbing for automatic washing machine, ceramic tile splash backs, built in storage cupboard, double glazed window to side, radiator, space for fridge / freezer, door to:

Bathroom

5'2" x 8'6" (1.60m x 2.60m)

Three piece suite comprised: panelled bath with mains shower over, pedestal wash hand basin, low level WC, radiator, opaque double glazed window to side, cermaic tile splash backs

First Floor

Access to loft space, doors to:

Bedroom One

10'8" x 12'11" (3.26m x 3.95m)

Double glazed window to rear, built in cupboard with shelving housing combi, radiator

Bedroom Two

13'8" x 9'2" (max) (4.17m x 2.81m (max))

Two double glazed windows to front, radiator

Outside

Front - Pedestrian access to front entrance door

Rear - Enclosed rear garden, lower level laid to chippings with steps leading up to a lawn area with the remainder laid to gravel and patio. Rear gate access, tap connected.

Buyers are advised to make their own enquiries with the local planning authority regarding the feasibility of creating rear parking.

Tenure

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

Agents Note

A member of our staff is related to the seller of this property.

