



**93 Blaendare Road, Pontypool, NP4 5RT**  
**Guide price £205,000**



\*\*\* GUIDE PRICE - £205,000 - £210,000 \*\*\* One2one Estate Agents are pleased to offer for sale this semi detached property located in a popular area of Pontypool, with easy access to the town centre and local primary schools, plus having transport links on your door step, making it ideal for commuting. The property briefly comprises...



## MAIN DESCRIPTION

\*\*\* GUIDE PRICE £205,000 -

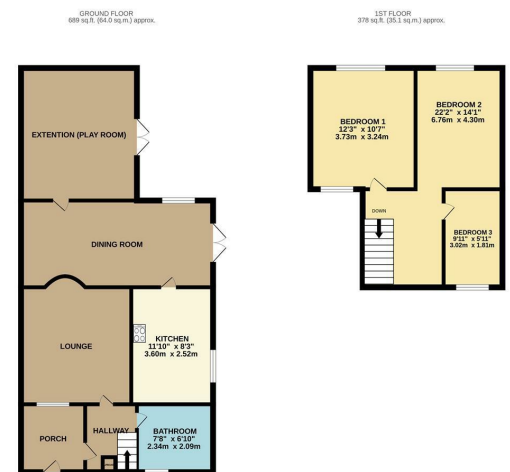
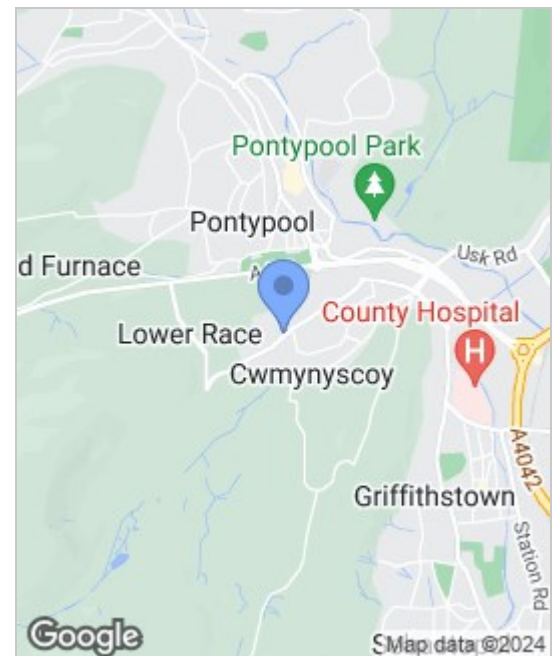
£210,000 \*\*\* One2One Estate

Agents are pleased to offer for sale this semi detached property located in a popular area of Pontypool, with easy access to the town centre and local primary schools, plus having transport links on your door step, making it ideal for commuting. The property briefly comprises enclosed porch, door to entrance hall with stairs to first floor, storage cupboard, lounge opening to dining/family room, fitted kitchen with a range of base and wall units, space for range cooker and other appliances, large conservatory with doors to rear garden and ground floor bathroom with separate shower cubicle. To the first floor are three bedrooms. There is a large enclosed tiered garden, patio area, steps to artificial grass, further tier with lawn area and brick built shed. To the front are two parking spaces. The property also benefits from being offered for sale with no onward chain.

Council Tax Band: B

Tenure: Freehold

Pursuant to the Estate Agents Act 1979 we are informing interested parties that the seller is related to an employee of One2One Estate Agents.



TOTAL FLOOR AREA: 1087 sq ft (100.3 sq m) approx.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>58</b>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.