



**47 Station Road, Pontypool, NP4 5JJ**  
**Asking price £220,000**



One2One Estate Agents are pleased to offer for sale this extended semi detached property situated in the much sought after area of Griffithstown. The property is close to local schools and shops, easy access to picturesque walks, the Monmouthshire and Brecon Canal, cycle path, Cwmbran and Pontypool town centres, train stations, road networks, M4 corridor, and the new Grange University Hospital...

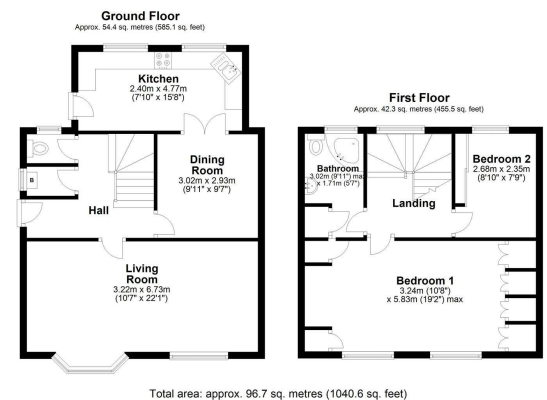
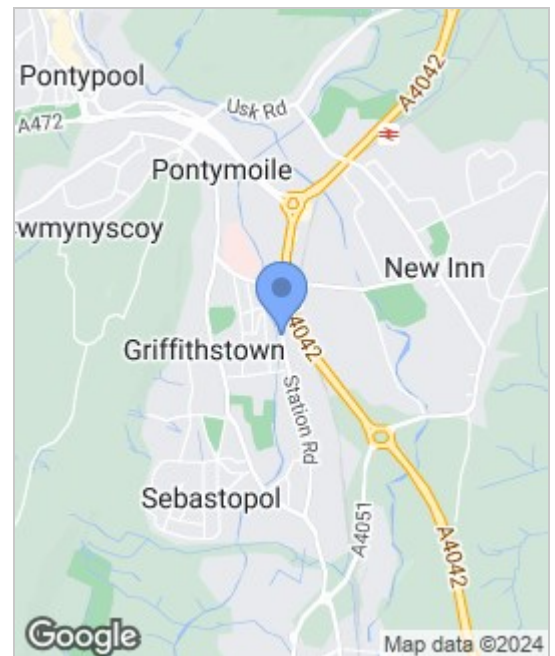


## MAIN DESCRIPTION

One2One Estate Agents are pleased to offer for sale this extended semi detached property situated in the much sought after area of Griffithstown. The property is close to local schools and shops, easy access to picturesque walks, the Monmouthshire and Brecon Canal, cycle path, Cwmbran and Pontypool town centres, train stations, road networks, M4 corridor, and the new Grange University Hospital. Originally a three bedroom, the owners have changed to a two bedroom property. The property briefly comprises entrance hall with door to side, radiator, under stairs storage, cupboard housing boiler, stairs to first floor, door to cloakroom/wc, spacious lounge with two windows to front creating plenty of natural light, a separate dining room opening to kitchen fitted with a range of base and wall units, integrated washing machine, fridge/freezer and fridge, gas hob, electric double oven, larder, two windows to rear and door to side. To the first floor are two double bedrooms, both with fitted wardrobes and family bathroom comprising corner bath, low level wc, pedestal wash hand basin and window to rear. The rear garden is enclosed with patio area, stone chippings and gate giving access. The garage is accessed via shared driveway. NO CHAIN

PLEASE NOTE: THERE IS A CHARGE OF £90.00 P.A FOR THE USE OF THE GATE ACCESSING THE CANAL.

COUNCIL TAX BAND: D



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	
EU Directive 2002/91/EC	82	EU Directive 2002/91/EC	64
England & Wales		England & Wales	

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.

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