



**95 George Street, Pontypool, NP4 6BX**  
**Asking price £90,000**



One2One Estate Agents are delighted to market this one bedroom terraced property in the sought-after Pontypool area, close to local shops and amenities with excellent travel links to Newport, Cardiff and the M4. To the front of the property is a courtyard area. Internally the ground floor benefits from an open plan living room and a modern kitchen with integrated appliances. The first floor comprises of a family bathroom and a double bedroom. This property is low maintenance and is a perfect buy for someone looking to acquire their first property or an investment.



## MAIN DESCRIPTION

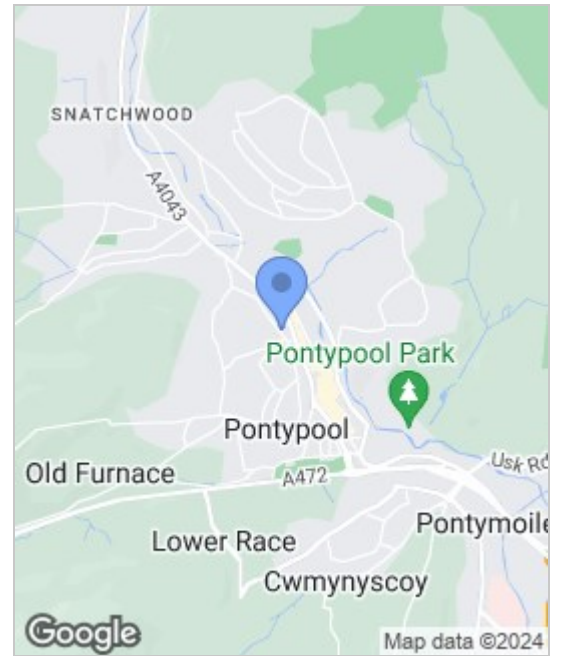
\*\* GUIDE PRICE £100,000 -

£110,000 \*\* One2One Estate

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Council Tax Band: A

Tenure: Freehold



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>England &amp; Wales</b>	EU Directive 2002/91/EC	

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