



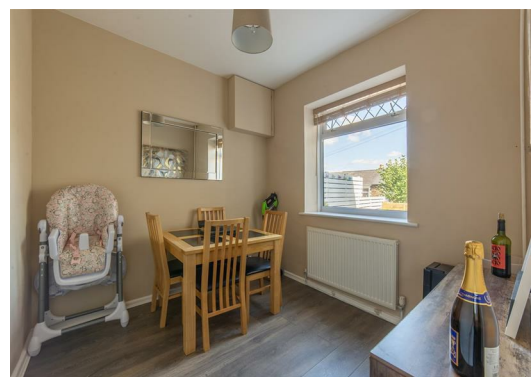
1A Wern Road, Pontypool, NP4 5DU

Asking price £165,000



Welcome to this charming mid-terrace house located on Wern Road. This property boasts two cosy reception rooms, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family or for those who enjoy having a guest room or home office.

Overlooking the Canal, this property offers a peaceful retreat while still being close to local amenities and transport links. Whether you're looking for a starter home or a cosy place to downsize, this house on Wern Road has the potential to be the perfect fit for you. Don't miss out on the opportunity to make this house your new home sweet home.



MAIN DESCRIPTION

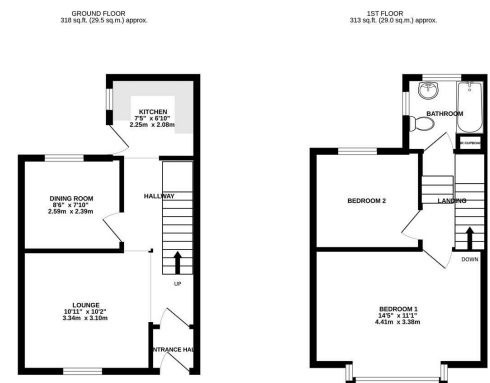
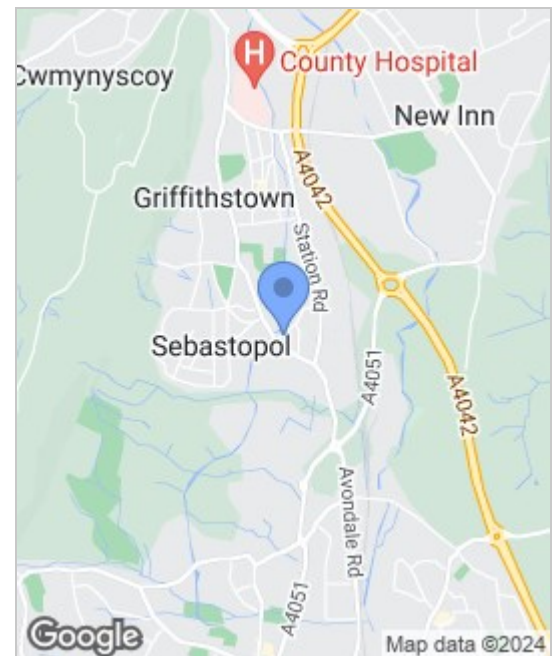
One2One Estate Agents are pleased to offer for sale this terraced cottage situated overlooking the canal situated in Sebastopol, with easy access to the town centre and local primary schools, plus having transport links on your door step, making it ideal for commuting. The property is ideally positioned for those enjoying cycling or walks along the canal. The property briefly comprises enclosed entrance with door to front and door to hallway with stairs to first floor, opening to lounge with window to front, dining room with window to rear and fitted kitchen with a range of base units, window and door to rear. To the first floor are two double bedrooms, bedroom one having fitted wardrobes and views of the canal and bathroom comprising panelled bath with shower attachment, pedestal wash hand basin, low level wc, radiator, airing cupboard and windows to side and rear. To the rear is an enclosed decked area, outbuilding with plumbing for washing machine and gate giving access with steps to parking. **MUST BE VIEWED TO APPRECIATE.**

TENURE: FREEHOLD

COUNCIL TAX BAND: B

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.

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.



TOTAL FLOOR AREA: 551 sq ft (50.9 sq m) approx.
These energy ratings have been calculated in accordance with the Energy Performance of Buildings Regulations 2007. The energy ratings are based on the information provided by the seller and are not a guarantee of the actual energy performance of the property. The energy ratings are based on the information provided by the seller and are not a guarantee of the actual energy performance of the property.

