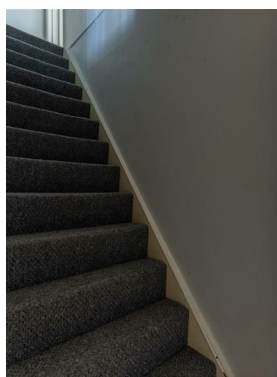




24 Wainfelin Road, Pontypool, NP4 6DE
Guide price £135,000



One2one are delighted to present this delightful mid-terrace home offering a perfect blend of comfort and character. As you step into the property, you are greeted by an entrance hallway, with the stairs leading to the first floor....



MAIN DESCRIPTION

***GUIDE PRICE £135,000 -

£145,000*** One2one are

delighted to present this delightful mid-terrace home offering a perfect blend of comfort and character. As you step into the property, you are greeted by an entrance hallway, with the stairs leading to the first floor, straight ahead is a cosy lounge adorned with a traditional feature fireplace, creating a warm and homely atmosphere.

The ground floor seamlessly flows into a dining room, providing ample space for hosting gatherings with family and friends. The kitchen, complete with space for freestanding appliances and a fridge that will remain, offers a perfect setting for culinary adventures.

Venture upstairs to discover two double bedrooms, ideal for relaxation and rest, along with a family bathroom designed for your convenience.

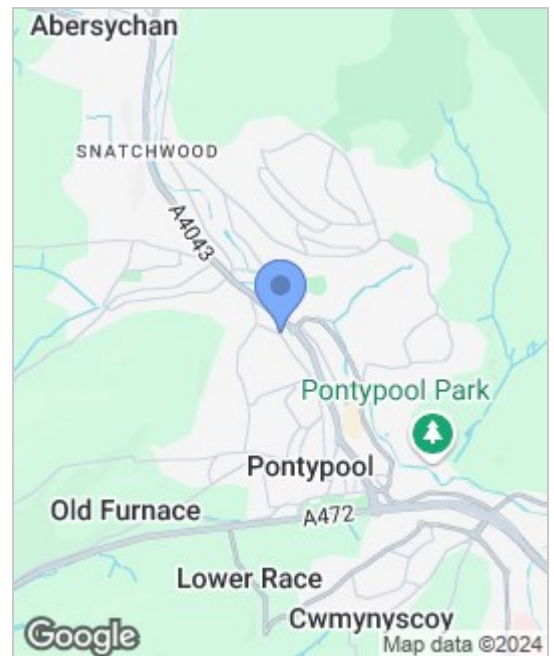
Outside, the property boasts a small front garden enclosed by a low boundary wall and a wrought iron fence, exuding a quaint charm. To the rear, a split-level garden awaits, offering a picturesque outdoor space to unwind and enjoy the fresh air. Additional outdoor storage space provides practicality for all your storage needs.

Surrounded by the beauty of Pontypool, this property is conveniently located near a cycle track, perfect for leisurely rides and exploring the scenic surroundings. Don't miss out on this opportunity, arrange a viewing today. Offered with No Chain.

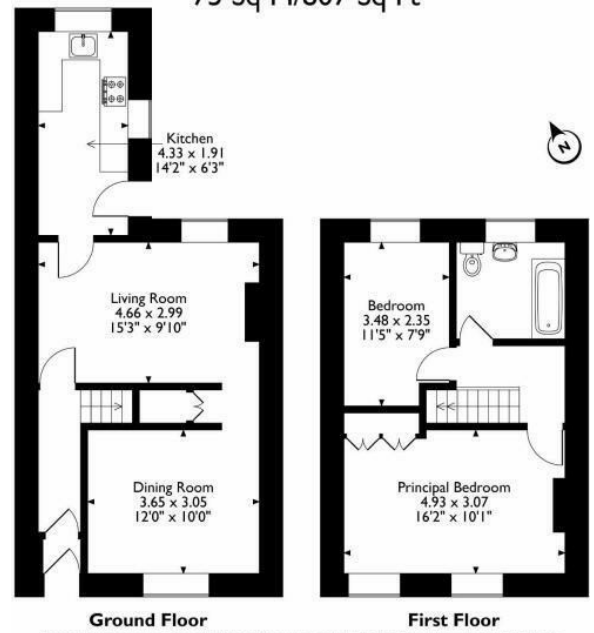
COUNCIL TAX BAND 'B'

TENURE - FREEHOLD

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.



Approximate Gross Internal Area
75 Sq M/807 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																					
Current	Potential	Current	Potential																				
<table border="1"> <tr><td>Very energy efficient - lower running costs</td></tr> <tr><td>(92 plus) A</td></tr> <tr><td>(81-91) B</td></tr> <tr><td>(69-80) C</td></tr> <tr><td>(55-68) D</td></tr> <tr><td>(39-54) E</td></tr> <tr><td>(21-38) F</td></tr> <tr><td>(1-20) G</td></tr> <tr><td>Not energy efficient - higher running costs</td></tr> </table>	Very energy efficient - lower running costs	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not energy efficient - higher running costs	<table border="1"> <tr><td>83</td></tr> <tr><td>64</td></tr> </table>	83	64	<table border="1"> <tr><td>Very environmentally friendly - lower CO₂ emissions</td></tr> <tr><td>(92 plus) A</td></tr> <tr><td>(81-91) B</td></tr> <tr><td>(69-80) C</td></tr> <tr><td>(55-68) D</td></tr> <tr><td>(39-54) E</td></tr> <tr><td>(21-38) F</td></tr> <tr><td>(1-20) G</td></tr> <tr><td>Not environmentally friendly - higher CO₂ emissions</td></tr> </table>	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not environmentally friendly - higher CO ₂ emissions	
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England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC																				

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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