



53 Sunnybank Road, Pontypool, NP4 5LN

Guide price £290,000



*** GUIDE PRICE £290,000 - £310,000 *** Welcome to Sunnybank Road, Griffithstown, Pontypool - a charming location that could be the perfect setting for your new home. This delightful semi-detached house boasts not just one, but two reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With four cosy bedrooms, there's plenty of room for the whole family to unwind and make this house their own.

Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful community. Book a viewing today and take the first step towards your new beginning at Sunnybank Road.



MAIN DESCRIPTION

*** GUIDE PRICE £290,000 - £310,000 *** One2One Estate Agents are pleased to offer for sale this delightful four-bedroom semi-detached home situated in a highly desirable area offering the perfect blend of space, comfort, and convenience. Ideally located close to well-regarded schools, local amenities, and excellent bus routes, this property is perfect for families seeking a relaxed lifestyle with all essential services within easy reach.

Upon entering, you're welcomed by a an inviting entrance hall, leading to a spacious kitchen/breakfast room with modern fittings and double doors that open out onto the rear garden—ideal for both everyday meals and entertaining. The generous lounge, featuring a beautiful bay window that floods the room with natural light, seamlessly opens into the dining room, creating an airy and open-plan living space with double doors to the rear garden.

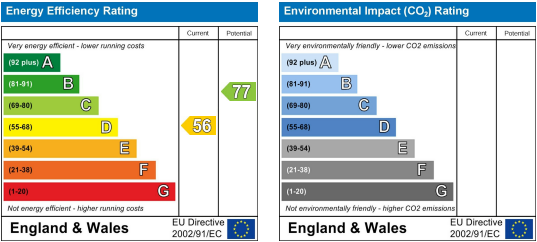
A handy ground-floor shower room adds convenience to the home. To the first floor you will find four bedrooms and a family bathroom, all designed for comfort and practicality.

The rear garden is enclosed for privacy, featuring a paved patio area perfect for al fresco dining, with steps leading to a neatly maintained lawn. At the front, the property boasts off-road parking for two vehicles.

With no onward chain, this home is ready to move into and must be viewed to appreciate the quality and potential it offers.

TENURE: FREEHOLD
COUNCIL TAX BAND: E

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 firms employment has the authority to make or give any representation or warranty in respect of the property.