



## Bluebell Grosvenor Place, Pontypool, NP4 5EB

Guide price £330,000



\*\*\* GUIDE PRICE £330,000 - £350,000 \*\*\* Nestled in the charming area of Sebastopol, Pontypool, this delightful detached house offers a perfect blend of comfort and space, making it an ideal family home. With four generously sized bedrooms, there is ample room for both relaxation and privacy, catering to the needs of a growing family or those who enjoy hosting guests.

Located in Sebastopol, residents will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making it convenient for commuting to nearby towns and cities.

This property presents a fantastic opportunity for those seeking a spacious and comfortable home in a desirable location. With its appealing features and excellent potential, it is certainly worth considering for your next move.





MAIN DESCRIPTION

\*\*\* GUIDE PRICE £330,000 - £350,000 \*\*\*

Nestled in the highly sought-after area of Griffithstown, this beautifully presented detached family home offers an exceptional opportunity to enjoy spacious and versatile living. With its prime location close to well-regarded schools, local amenities, and the tranquil canal walks, this property is perfectly suited for families looking to combine convenience with a serene lifestyle.

Upon entering, you are welcomed by an inviting entrance hall that sets the tone for the warm and stylish interior. The spacious lounge, positioned at the rear of the property, boasts a large window that fills the room with natural light while providing delightful views of the garden. Adjacent to this is the heart of the home: the impressive kitchen and dining area. This thoughtfully designed space features a comprehensive range of base and wall units, integrated appliances including a full fridge, full freezer, an additional separate fridge and freezer, and a dishwasher. There is also ample space for a range cooker, making it ideal for both family meals and entertaining guests. The kitchen benefits further from a front-facing window and a door at the rear that opens directly into the garden, ensuring a seamless connection between indoor and outdoor living. Completing the ground floor is a versatile study or snug, perfect for use as a home office or playroom, and a convenient cloakroom with modern fixtures.

The first floor continues to impress with four generously sized double bedrooms, each offering flexibility to accommodate family members or provide additional workspace. The principal bedroom benefits from a modern en suite shower room, adding a touch of luxury and privacy, while the remaining bedrooms are served by a well appointed family bathroom featuring a bath, basin, and WC.

Externally, the property boasts a range of desirable features. To the front of the property, you'll find a gated driveway

leading to an integral garage, providing secure off road parking, additional storage or potential for a conversion if desired (subject to necessary planning permissions). The front garden is laid to lawn, adding to the home's curb appeal.

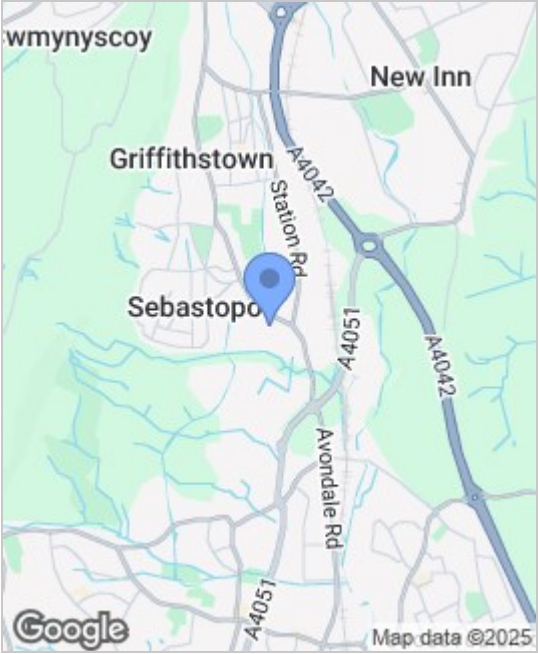
The rear garden is a space that wraps around the property, offering a versatile outdoor area. It features a patio that sweeps to the side of the house, with a gate providing convenient access to the front. The garden also boasts an area of low-maintenance artificial grass and a sheltered section to the side, ideal for storage or additional utility space. Completing the exterior is a brick-built storage shed, adding further practicality to this charming outdoor setting.

This delightful family home combines modern features with a prime location, creating a rare opportunity for a comfortable and convenient lifestyle. Early viewing is highly recommended to fully appreciate all this property has to offer.

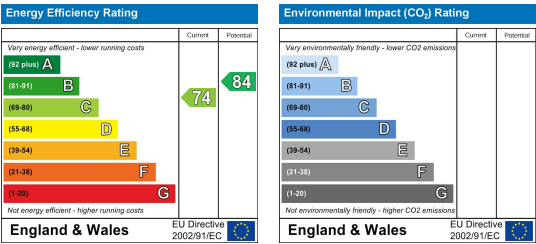
TENURE: FREEHOLD

COUNCIL TAX BAND: F

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.



Total area: approx. 129.8 sq. metres (1386.7 sq. feet)



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.