



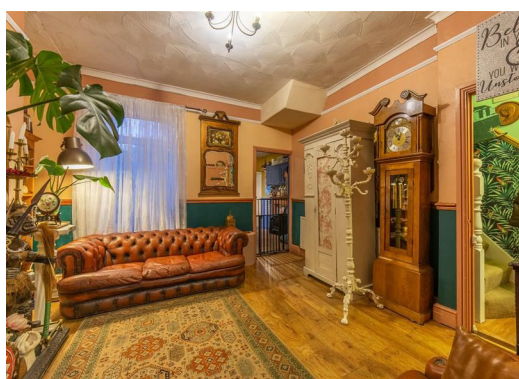
14 Bryn Terrace, Pontypool, NP4 6QE

Asking price £149,950



Nestled in the area of Bryn Terrace, Pontnewynydd, Pontypool, this mid terrace house offers a blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere.

This mid terrace house is not just a place to live; it is a wonderful opportunity to create lasting memories in a part of Pontypool. Do not miss the chance to make this lovely house your own.



Located in Pontnewynydd, this delightful terraced property offers convenience and comfort, ideally situated near local schools, shops, and excellent bus routes. Step into a welcoming entrance hall that leads to a cozy lounge, complete with a front-facing window, flowing seamlessly into the dining room with a rear-facing window and an elegant fire surround. The kitchen boasts a range of base and wall units, space for appliances, and a side-facing window. A door from the kitchen leads to a bright conservatory, providing access to the enclosed rear garden.

The image displays two floor plans for a property. The left plan is the ground floor, and the right plan is the first floor.

GROUND FLOOR
540 sq ft (50.2 sq m) approx.

The ground floor layout includes a Lounge at the front, followed by a Dining area (12'4" x 12'1" / 3.76m x 3.69m). To the right of the dining area is a Kitchen (10'10" x 9'0" / 3.25m x 2.74m) which contains a sink, hob, and oven. Behind the kitchen is a Conservatory (10'1" x 9'0" / 3.08m x 2.74m). A central staircase leads up to the first floor. The entrance hall provides access to the lounge, dining, kitchen, and stairs.

1ST FLOOR
423 sq ft (39.3 sq m) approx.

The first floor layout features a Landing with a 'DOWN' arrow. To the left of the landing is Bedroom 2 (12'2" x 8'3" / 3.71m x 2.51m). To the right is Bedroom 1 (14'11" x 10'8" / 4.54m x 3.24m). At the rear of the floor is a Bathroom (8'5" x 6'11" / 2.60m x 2.72m) equipped with a bathtub, toilet, and shower. A door from the landing leads to the bathroom.

TOTAL FLOOR AREA: 963 sq ft (89.2 sq m) approx.

While every effort has been made to ensure the accuracy of the floorplan, dimensions, measurements, and/or details shown may vary from the actual property and/or construction. These are not to be used for any legal or contractual purposes. The plans are for illustrative purposes only and are not intended to be used for any legal or contractual purposes. The plans are for illustrative purposes only and are not intended to be used for any legal or contractual purposes.

This charming property offers an excellent opportunity for first-time buyers, families, or investors. Viewing is highly recommended.

COUNCIL TAX BAND: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A+)	A		
(B1-B2)	B		
(C1-C2)	C		
(D1-D2)	D		
(E1-E2)	E		
(F1-F2)	F		
(G)	G		
Not energy efficient - higher running costs			
		72	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(A+)	A		
(B1-B2)	B		
(C1-C2)	C		
(D1-D2)	D		
(E1-E2)	E		
(F1-F2)	F		
(G)	G		
Not environmentally friendly - higher CO ₂ emissions			

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