

## 28 Sherbourne Road, Pontypool, NP4 5EW

Asking price £180,000



Nestled in the charming area of Sebastopol, Pontypool, this mid terrace house on Sherbourne Road offers a perfect blend of comfort and convenience. With two well proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a homely feel throughout.

This mid-terrace house on Sherbourne Road presents an excellent opportunity for those looking to settle in a welcoming environment. With its practical layout and prime location, it is a property that should not be missed. Whether you are a first time buyer or seeking a rental opportunity, this home offers the perfect setting for a comfortable lifestyle.



MAIN DESCRIPTION

This terraced property is situated in a highly sought after location, conveniently close to local schools, amenities, and picturesque canal walks.

The property welcomes you through a composite front door into an entrance hall, leading into a spacious open-plan lounge/diner with a window to the front, filling the room with natural light. Stairs rise to the first floor from the lounge/diner. The kitchen is positioned to the rear offering a range of base and wall units, an electric hob and oven, plumbing for a washing machine, and space for a fridge/freezer. A utility area provides additional space for a tumble dryer. To the rear of the property, a cosy snug provides a quiet retreat, with a window overlooking the garden.

Upstairs, you'll find two double bedrooms and a family bathroom, featuring a vanity wash hand basin, a corner bath, a low-level WC, and a cupboard housing the boiler. A further set of stairs leads from the landing to the loft room, which boasts a rear-facing window and useful eaves storage.

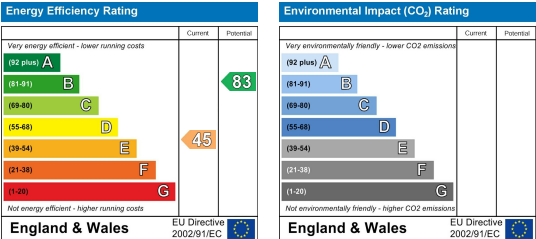
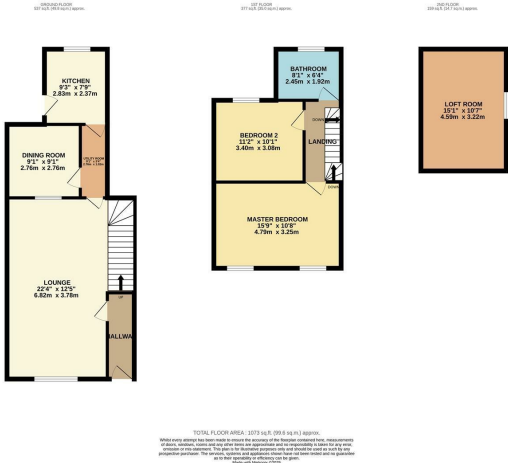
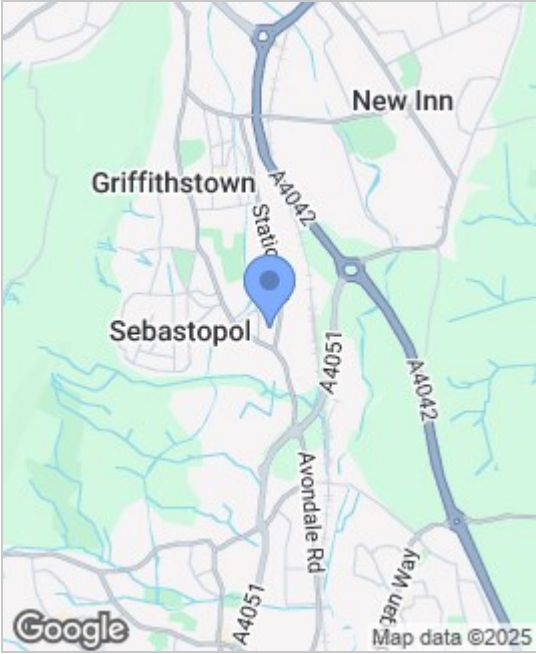
Externally, the rear garden is enclosed, with steps leading to a patio area. A gate provides access to the rear, and a shed offers additional storage space. To the front, there is a courtyard, providing a pleasant space to enjoy the outdoors.

This property is an ideal choice for those looking for a well located home.

TENURE: LEASEHOLD (DETAILS TO BE CONFIRMED)

COUNCIL TAX BAND: C

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.