



**118 Churchwood, Pontypool, NP4 5SY**

**Asking price £230,000**



**3**



**1**



**1**



**C**



# 118 Churchwood Pontypool, NP4 5SY



Nestled in the charming area of Churchwood, Griffithstown, Pontypool, this delightful semi detached house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space.

One of the standout features of this property is the generous parking provision. This is a rare find in residential areas and adds significant value for those with multiple cars or visitors.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for families. The surrounding area offers a pleasant community atmosphere, perfect for those looking to settle down in a welcoming environment.

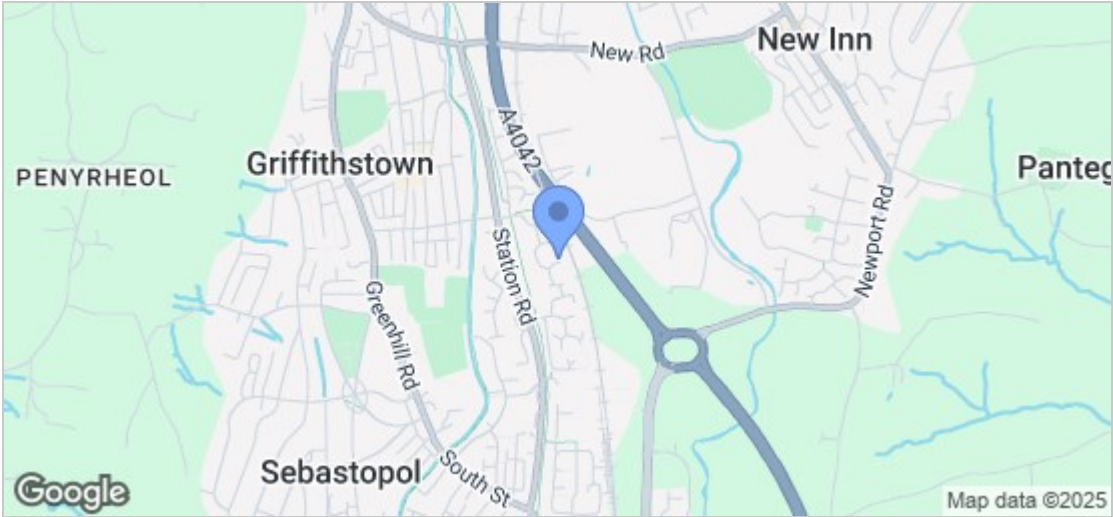
In summary, this semi detached house in Churchwood, Griffithstown, Pontypool, presents a wonderful opportunity for comfortable living with its spacious layout, ample parking, and convenient location. It is a property that truly deserves a viewing.

- WELL PRESENTED SEMI DETACHED PROPERTY
- LOUNGE TO FRONT
- FITTED KITCHEN/DINER
- GROUND FLOOR CLOAKROOM/WC
- THREE BEDROOMS
- MODERN BATHROOM
- ENCLOSED REAR GARDEN
- PARKING TO SIDE FOR SEVERAL VEHICLES









Viewing

Please contact our One2One Estate Agents Torfaen Office on 01495219699 if you wish to arrange a viewing appointment for this property or require further information.

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

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