



## 41 James Street, Pontypool, NP4 8BZ

Asking price £165,000



Nestled in the area of Penygarn, Pontypool, this delightful semi-detached house on James Street offers a perfect 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.

The house features two spacious bedrooms, ideal for a small family or those seeking a comfortable guest space. Each bedroom is designed to maximise natural light, providing a bright and airy feel. The bathroom is well appointed, catering to all your daily needs with ease.



MAIN DESCRIPTION

This charming two bedroom semi detached property is ideally situated in a sought after residential area, offering easy access to local shops, amenities, and excellent transport links. Upon entering, you are welcomed into the entrance hall with stairs leading to the first floor. The spacious lounge features a window to the front, with an opening leading to the dining room, which boasts doors to the rear, creating a perfect space for entertaining. A handy cupboard with plumbing for a washing machine is located just off the dining area.

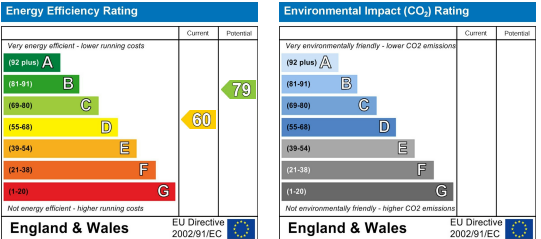
The well equipped fitted kitchen comes complete with base and wall units, an electric hob and oven, and ample space for a fridge/freezer. A window to the rear and a side door provide plenty of natural light and easy access to the garden. On the ground floor, there is a convenient WC for added practicality.

Upstairs, you'll find two generously sized double bedrooms, as well as a family bathroom featuring a panelled bath with an electric shower over, a low-level WC, and a pedestal wash hand basin. The bathroom also has a window to the rear.

Outside, the property benefits from a lovely rear garden with a patio area, a well maintained lawn, and an additional patio space perfect for outdoor dining or relaxation. There is also side access with a gate. The property is offered with no onward chain, making it a great option for those looking to move quickly.

TENURE: FREEHOLD  
COUNCIL TAX BAND: B

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.



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