



59 South Avenue, Pontypool, NP4 5BW

Asking price £175,000



Nestled in the area of South Avenue, Sebastopol, this mid terrace house offers a perfect blend of comfort and convenience. With two reception rooms, this property is ideal for both relaxation and entertaining guests. The well proportioned layout provides ample space for family gatherings or quiet evenings at home.

The location of this property is particularly appealing, as it offers easy access to local amenities and transport links, making it a great choice for families and professionals alike. The surrounding area boasts a friendly community atmosphere, with parks and schools nearby, enhancing the overall appeal of this lovely home.

In summary, this mid-terrace house on South Avenue presents an excellent opportunity for those seeking a comfortable and well-located residence in Pontypool. With its generous living spaces and charming features, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your new home.



MAIN DESCRIPTION

We are pleased to bring to market this three bedroom mid terraced property located in the sought after area of Sebastopol. Ideally positioned close to a range of local amenities, reputable schools, regular bus routes, and excellent road links, this spacious home is perfect for families, first time buyers, or those looking for well connected living in a popular residential location.

The property welcomes you via an entrance hall with stairs to the first floor. Off the hall is a spacious lounge enjoying a dual aspect, with windows to both the front and rear allowing for an abundance of natural light to flow through the room. Adjacent to the lounge is a separate dining room with a rear facing window overlooking the garden, offering an ideal space for family meals or entertaining.

The kitchen is fitted with a range of base and wall units, work surfaces over, a gas hob with electric oven, plumbing for a dishwasher, and space for a freestanding fridge/freezer. A separate utility area provides additional practicality with plumbing for a washing machine, space for a tumble dryer and a second fridge/freezer. The utility also benefits from both a window and door to the front.

Upstairs, the first floor comprises three bedrooms and a family bathroom. The bathroom features a panelled bath with electric shower over, pedestal wash hand basin, and a low-level WC. Each room benefits from plenty of natural light, creating a bright and airy feel throughout the upper floor.

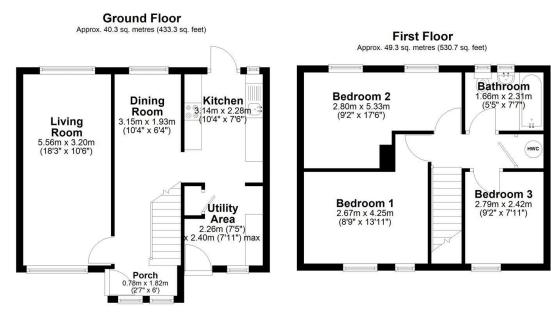
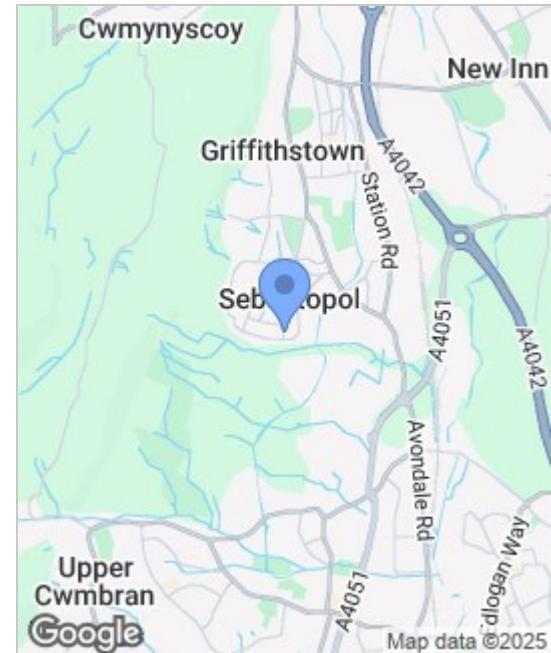
To the rear, the property boasts a generous enclosed garden, perfect for families or those who enjoy outdoor living. The space includes a patio area directly from the house, a large lawn, a further patio at the bottom of the garden, and a charming summerhouse with electricity, ideal for use as a home office, studio, or relaxation space.

This delightful home offers a superb blend of space, comfort, and location, and is ready to welcome its next owners. Early viewing is highly recommended to fully appreciate all that this property has to offer.

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.



Total area: approx. 89.6 sq. metres (964.0 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86	
(81-80)	B		
(69-68)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Nor energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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