



21 Brynamlwg, Pontypool, NP4 7HE
Guide price £180,000



** GUIDE PRICE £180,000 - £190,000 ** One2One Estate Agents are delighted to market this THREE BEDROOM SEMI DETACHED property in the sought-after Pontypool area. To the front of the property is a driveway suitable three cars leading onto a garage. Internally the ground floor benefits from an entrance hall, a W/C cloakroom, a living room and a modern kitchen/dining room with inte...



Main Description

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Agents are delighted to market this THREE BEDROOM SEMI DETACHED property in the sought-after Pontypool area. To the front of the property is a driveway suitable three cars leading onto a garage. Internally the ground floor benefits from an entrance hall, a W/C cloakroom, a living room and a modern kitchen/dining room with integrated appliances and French doors to the rear garden. The first floor consists of a landing area, a family bathroom and two bedrooms of which one is a double with the master featuring and en suite. The Second floor is a converted double bedroom. The rear garden comprises of patio, decked and lawn areas. There are fenced surroundings offering privacy.

Double glazed window to front, Storage cupboard, radiator.

En Suite

Suite comprising step in shower cubicle, low level wc, wall mounted wash hand basin.

Bathroom

Suite comprising panelled bath, pedestal wash hand basin, low level wc, obscure double glazed window to front.

Second Floor

Bedroom 3 4.16m (13'8") x 2.00m (6'7")

Double glazed skylight, skylight, radiator.



Ground Floor

Kitchen/Dining Room 4.82m (15'10") x 2.70m (8'10")

Modern fitted kitchen with ample floor and wall cupboard units complimented with roll edge worktops, double glazed window to rear, radiator, double door, door to:

Living Room 4.80m (15'9") max x 3.67m (12'1")

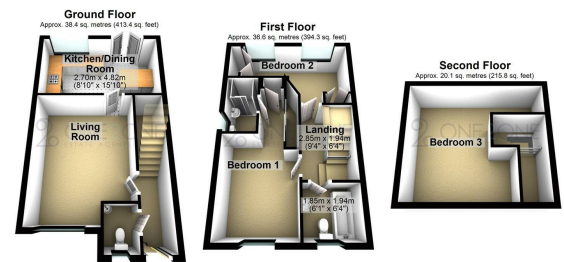
Double glazed window to front, radiator.

First Floor

Bedroom 2 4.82m (15'10") x 2.70m (8'10")

Double glazed window to rear, window to rear, two Storage cupboard, two double doors.

Bedroom 1 6.03m (19'9") x 2.78m (9'1")



Total area: approx. 95.1 sq. metres (1023.5 sq. feet)
The plan is for illustrative purposes only
Plan produced using PlanIt.

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	88	73	87

Energy Efficiency Rating: A (82-91), B (69-81), C (55-68), D (39-54), E (21-38), F (1-20), G (1-20).
Environmental Impact (CO₂) Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).

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