



GRIFFITHSTOWN

Offers over **£250,000**



5 ST. BENEDICT CLOSE

Griffithstown, Pontypool, Torfaen NP4 5ST



Great potential
Ideal first time buy or family home
Close to local amenities and schools

This much-loved three-bedroom semi-detached property, nestled in a quiet cul-de-sac, is ready for new owners to create lasting memories.

Step inside to a welcoming hallway filled with natural light, setting a warm and inviting tone for the home. The cozy living room and dining area, complete with French doors leading to the rear garden, offers a perfect space for family gatherings and relaxation. Off the hallway, you'll find a lovely kitchen diner, ideal for preparing home-cooked meals with the potential for modern updates to suit your style.

Upstairs, there are three bedrooms, providing comfortable spaces for everyone, along with a family bathroom. Each room is well-proportioned, making it perfect for a growing family or those in need of extra space.

The outside of the property features low-maintenance gardens, with a driveway at the front for convenient parking and a back garden perfect for relaxing in the evenings or entertaining guests.

St. Benedict Close is conveniently located near local amenities and schools, making it an ideal spot for those seeking a family-friendly neighbourhood in Griffithstown. This property truly offers the perfect balance of comfort, potential, and location!



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KEY FEATURES

- Three bedrooms
- Semi-detached
- Single garage
- Large lounge
- Driveway
- Kitchen diner



STEP INSIDE

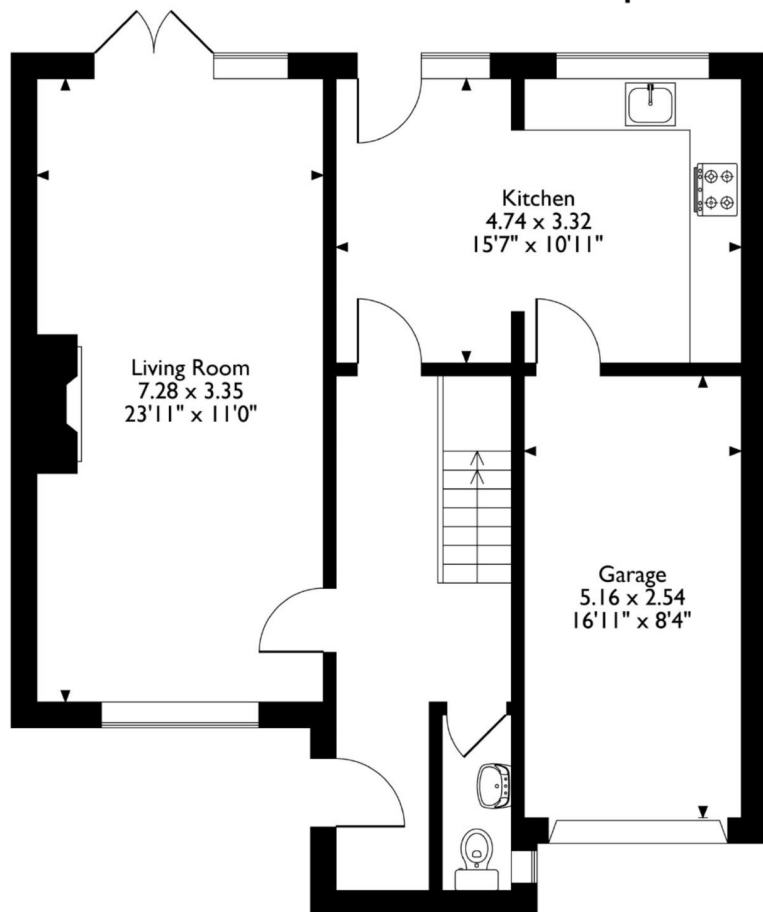


As you step through the door of St. Benedict Close, you are welcomed by a bright and inviting hallway, setting the tone for the rest of the home.

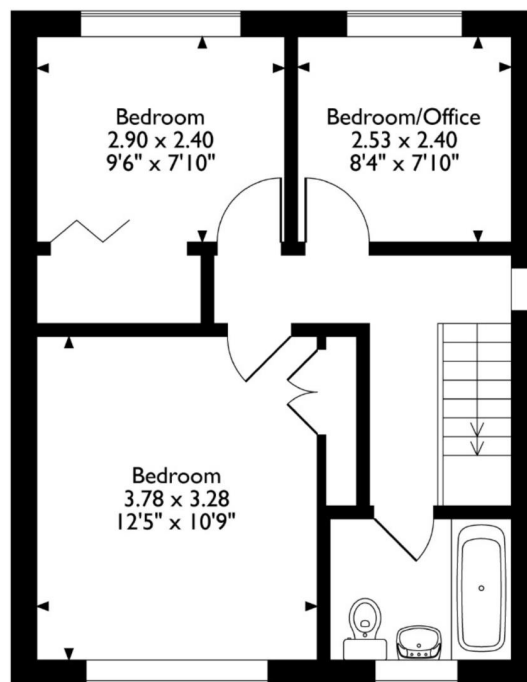
The hallway provides convenient access to a downstairs WC, perfect for visiting guests or day to day family life.

From here, you can step into the spacious family lounge, a cozy and relaxing space for everyone to gather. French doors at the rear of the lounge open directly onto the back garden, offering a seamless flow between indoor and outdoor living ideal for summer barbecues or children playing in the garden.

Approximate Gross Internal Area 108 Sq M / 1163 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The kitchen, located off the hallway, is a practical workspace with plenty of room for meal preparation. With internal access to the garage for extra storage. A back door from the kitchen also leads to the rear garden, offering additional convenience for outdoor dining or simply enjoying the outdoor space.

Heading upstairs, you'll find three well-appointed bedrooms, each thoughtfully designed for comfort and relaxation. These rooms are ideal for a growing family, with enough space for individual retreats or a home office setup.

The family bathroom is also located on this floor, complete with everything you need for everyday routines.

Throughout the home, a warm, homely feeling is present, making it a perfect place to settle in and start creating new memories. From the practicality of the layout to the inviting atmosphere, St. Benedict Close offers a perfect blend of comfort and convenience for modern family living.

STEP OUTSIDE



As you approach St. Benedict Close, you'll appreciate the convenience of off-road parking adding to its welcoming appeal.

The rear of the house features a low maintenance garden, perfect for relaxing or entertaining without the hassle of upkeep. Whether you're enjoying a quiet morning coffee or hosting friends, this outdoor space complements the comfort found inside, offering a peaceful retreat in all seasons.

The combination of practicality and charm makes this garden a perfect addition to the home, providing enjoyment for the whole family.

INFORMATION

Postcode: NP4 5ST
Tenure: Freehold
Tax Band: D
Heating: Gas
Drainage: Mains
EPC: TBC





DIRECTIONS

From Pontypool Roundabout, take the exit onto A472, in 0.3 miles take the slip road toward Griffithstown/Upper Race, then turn left onto Rockhill Road, at the next roundabout take the first exit, then the second exit at the roundabout after onto Stafford Road, merge onto Sunnybank Road, for 0.5 miles where you will merge onto Greenhill Road, then turn right onto Cwrddy Road, and St Benedict Close is the third right.



25 Bridge Street, Usk, NP15 1BQ
01633 449884
newport@archerandco.com
www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.