



Wainfelin Road, Pontypool

£200,000

- Three bedrooms
- Large basement area
- Three reception rooms
- Freehold
- Set over three floors
- Ideal investment opportunity
- Garage providing off-road parking
- Council Tax -A
- EPC Rating: D



 3  1  1

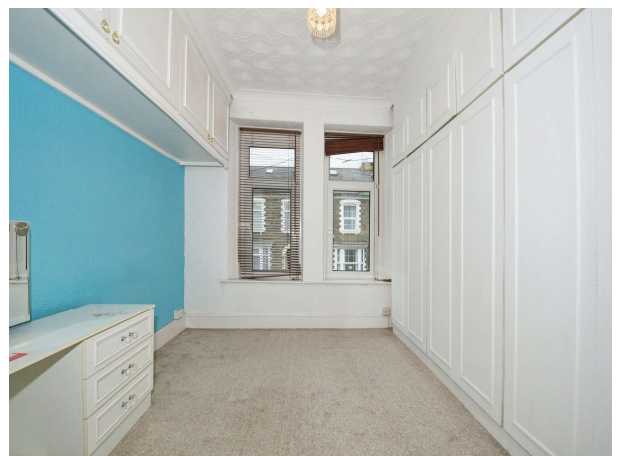
 **peter
alan**

01633 484855
cwmbran@peteralan.co.uk



About the property

Located in the ever popular area of Wainfelin, Pontypool this end of terrace property is situated in a predominately residential area. Within close proximity to local amenities, this property is approximately a 5 minute drive to Pontypool town centre and all local amenities.





Accommodation

Former Shop Area

11' 1" x 12' 1" (3.38m x 3.68m)

Vinyl flooring. Part tiled walls. ceiling lights. Front facing window. Entrance to Living room

Living Room

10' 6" x 17' 4" (3.20m x 5.28m)

Hardwood flooring, ceiling lights. Radiator. Entrance to kitchen and further reception room.

Kitchen

Range of base and wall units with wooden worktops. Stainless steel sink and drainer. Integrated fridge and freezer. Integrated oven with electric hob. Tiled flooring and ceiling lights. Space for washing machine. Rear facing window.

Reception Room

9' 6" x 10' 5" (2.90m x 3.17m)

Hardwood flooring and ceiling lights. Sliding patio doors to the balcony garden area. Radiator.

Bedroom One

10' 1" Max x 13' 4" (3.07m Max x 4.06m)

Front facing double window. Carpeted flooring and ceiling lights. Built in wardrobes. Radiator.

Bedroom Two

10' 1" x 9' 8" (3.07m x 2.95m) Front facing double window. Carpeted flooring and ceiling lights. Radiator.

Bedroom Three

10' 1" x 11' (3.07m x 3.35m)

Rear facing window. Carpeted flooring and ceiling lights. Radiator.

Bathroom

Corner bath. Separate shower. Pedestal wash hand basin. W/C. Tiled walls. Carpeted flooring. Ceiling lights. Radiator.

Basement Area One

17' 1" Max x 8' 5" (5.21m Max x 2.57m)

Large storage area

Basement Area Two

8' 6" x 20' 3" (2.59m x 6.17m)

Large storage area

Basement Area Three

12' 8" x 20' 3" (3.86m x 6.17m)

Large storage area

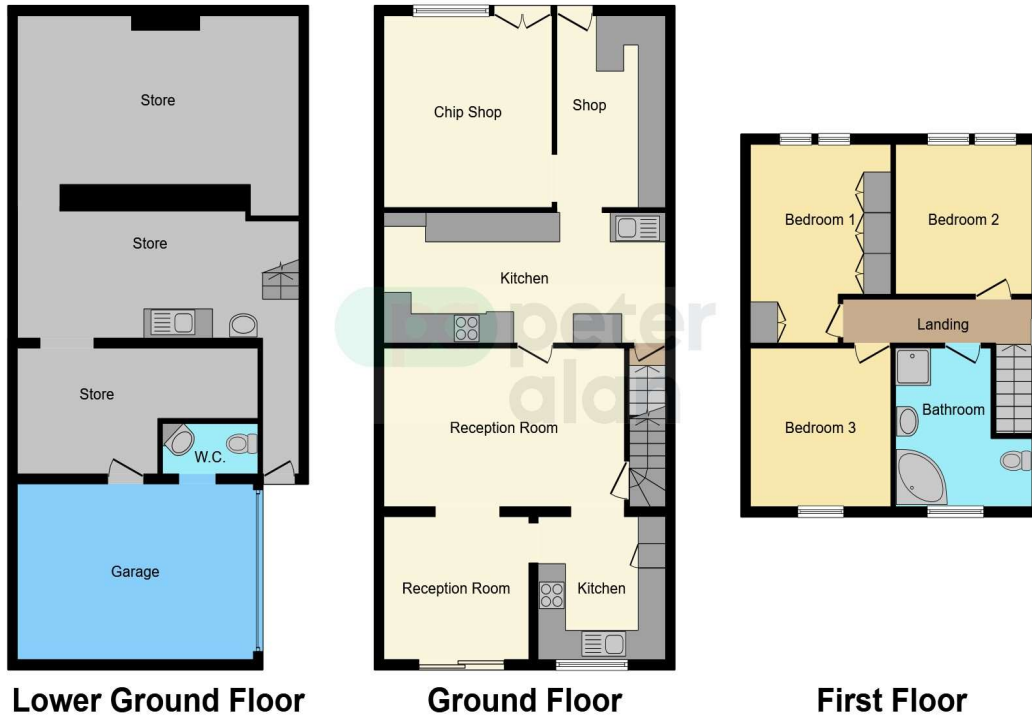
Garage

11' 8" x 17' (3.56m x 5.18m)

Outside

Benefiting from a balcony garden are ideal for al fresco dining all year round. Steps lead down to a further garden to the rear of the property, and a parcel of land on the opposite side of the lane which subject to the relevant consents may be suitable as a building plot for a double garage.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let