

# Selling with us

## Property Details Approval Form

1 St. Anthony's Close,  
Griffithstown, Pontypool,  
Gwent, Wales, NP4 5EY

**Date:** 19 November 2024

**Property Ref and Version:** CWM305676 - 0004

### Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Property Images  |
| 3. Short Description | 7. Floor Plan       |
| 4. Long Description  |                     |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

# Property details **approval form**

1 St. Anthony's Close, Griffithstown, Pontypool, Gwent, Wales, NP4 5EY

**Date:** 19 November 2024

**Property Ref and Version:** CWM305676 - 0004

## Price

---

£395,000

Tenure: Freehold

## Key Features

---

- Council Tax E
- Four bedrooms
- Good road links to the M4 motorway network in both directions making Cardiff and Bristol an easy commute
- Front and rear gardens
- Sought after location close to local primary school
- Garage and driveway providing off road parking for multiple vehicles
- EPC Rating: D

## Short Description

---

The property is situated within easy commuting distance of Newport, Cardiff and Bristol with the M4 motorway accessible in both directions. Located in the ever popular area of Sebastopol within walking distance to local shops and amenities. Book your viewing now 01633 484855.

## Long Description

---

The property is situated within easy commuting distance of Cwmbran, Newport, Cardiff and Bristol with the M4 motorway accessible in both directions. The railway station at Cwmbran is just over a mile away and both Cardiff International Airport and Bristol International Airport are approximately a 60 minute drive away (depending on traffic conditions). Both Cwmbran and Newport offer an excellent range of shopping facilities, schools at all levels and recreational amenities.

The accommodation comprises of an entrance hall, spacious lounge and separate dining room, kitchen, conservatory, and ground floor family bathroom. Upstairs there are four bedrooms and a shower room.

---

# Property details **approval form**

1 St. Antonys Close, Griffithstown, Pontypool, Gwent, Wales, NP4 5EY

**Date:** 19 November 2024

**Property Ref and Version:** CWM305676 - 0004

## Room Description

---

### Entrance Hallway

### Lounge

20' 7" x 12' 7" ( 6.27m x 3.84m )

### Dining Room

12' 7" x 12' 6" ( 3.84m x 3.81m )

### Kitchen

16' 8" x 10' 8" ( 5.08m x 3.25m )

### Utility Room

8' 5" x 10' 8" ( 2.57m x 3.25m )

### Family Bathroom

7' 6" x 5' 6" ( 2.29m x 1.68m )

### Conservatory

### Landing

### Bedroom One

15' 3" x 13' 2" Max ( 4.65m x 4.01m Max )

### Bedroom Two

16' 1" x 11' 7" ( 4.90m x 3.53m )

### Bedroom Three

10' 9" x 9' 7" ( 3.28m x 2.92m )

### Bedroom Four

8' 6" x 10' ( 2.59m x 3.05m )

### Shower Room

7' 8" x 9' 6" ( 2.34m x 2.90m )

### Outside

Front

Driveway leading to garage.

Rear

Lawned gardens. Patio seating areas. Summer house.

# Property details **approval form**

1 St. Anthony's Close, Griffithstown, Pontypool, Gwent, Wales, NP4 5EY

**Date:** 19 November 2024

**Property Ref and Version:** CWM305676 - 0004

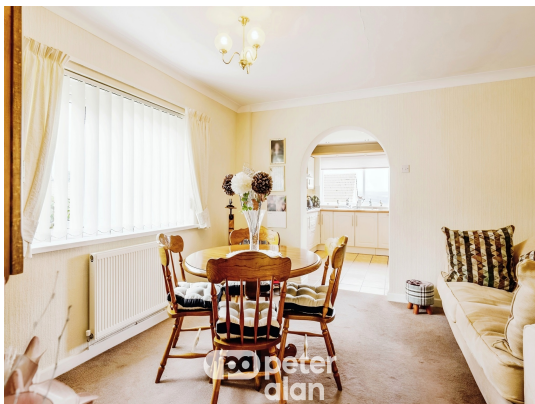
# Property details approval form

1 St. Anthony's Close, Griffithstown, Pontypool, Gwent, Wales, NP4 5EY

Date: 19 November 2024

Property Ref and Version: CWM305676 - 0004

## Property Images



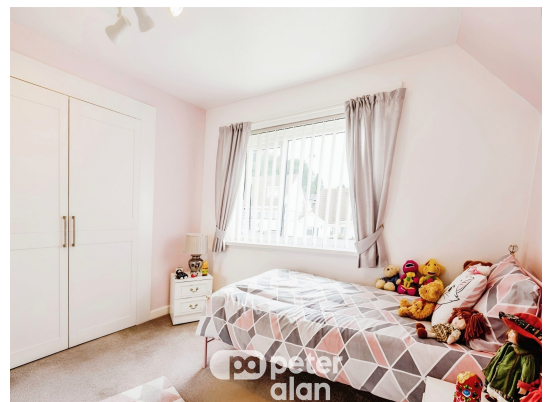
# Property details approval form

1 St. Anthony's Close, Griffithstown, Pontypool, Gwent, Wales, NP4 5EY

Date: 19 November 2024

Property Ref and Version: CWM305676 - 0004

## Property Images



# Property details **approval form**

1 St. Anthony's Close, Griffithstown, Pontypool, Gwent, Wales, NP4 5EY

Date: 19 November 2024

Property Ref and Version: CWM305676 - 0004

## Property Images

---



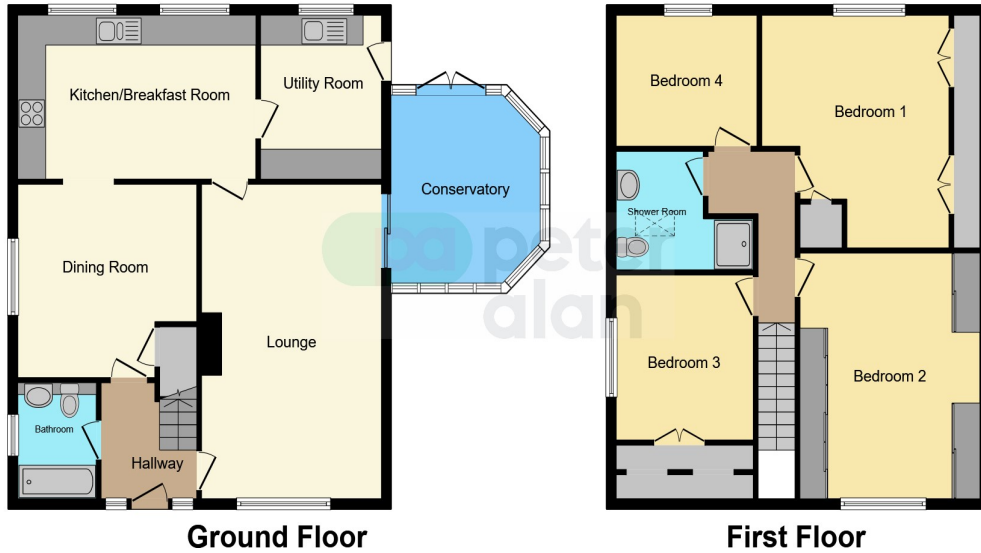
# Property details approval form

1 St. Anthony's Close, Griffithstown, Pontypool, Gwent, Wales, NP4 5EY

Date: 19 November 2024

Property Ref and Version: CWM305676 - 0004

## Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Approval

	Signature	Date
Daniel Palmer		
Mr R. Rowlands		