



67 CLUB ROW. ABERSYCHAN. NP4 7BZ

£170,000

****NO CHAIN!!****
****COMPETITIVELY PRICED****
****IMMACULATELY PRESENTED****

A spacious and well presented 3 bedroom, terraced property with detached garage in the popular Abersychan area of Pontypool. Newly decorated throughout and set in an idyllic, quiet location and close to local amenities, good schools, with excellent road and transport links... this property is not to be missed!

The ground floor comprises of entrance porch, bright and spacious lounge, well proportioned kitchen with contemporary units and work tops, built in fridge freezer, electric oven, hob and extractor fan and plenty of cupboard storage, there is a further reception room, modern downstairs shower room and a large utility space to the rear of the property.

On the First floor are three excellent sized bedrooms all with stunning wood flooring, one of which has a contemporary en suite bathroom and direct access to the rear garden via french doors.

Internally the property is very well presented and newly decorated throughout, also benefiting from double glazing and solid fuel heating.

To the rear of the property sits an ample sized tiered garden, to the front is a further excellent sized garden with lawn and a paved balcony area. There is also a detached garage.

The vendor has indicated this is a freehold property, to be confirmed by a solicitor.

ENTRANCE PORCH

A useful space upon entrance to the property, with direct access to the lounge.

LOUNGE

12'11 x 12'07 max (3.94m x 3.84m max)

A spacious and bright lounge with an attractive wooden staircase leading up to the first floor, direct access to the kitchen and second reception room, tiled flooring throughout.

KITCHEN

13'01 x 7'02 max (3.99m x 2.18m max)

Well proportioned family kitchen with modern fitted units providing ample storage space, built in fridge freezer, electric oven, hob and extractor fan, tiled flooring throughout and front facing window.

RECEPTION TWO

13'05 x 6'06 max (4.09m x 1.98m max)

Raised up from the lounge is a second reception room, the perfect space for dining. With direct access to the utility room and downstairs shower room, built in storage cupboard, tiled flooring throughout.

DOWNSTAIRS SHOWER ROOM

6'05 x 5'0 max (1.96m x 1.52m max)

Well proportioned downstairs shower room with low level WC, vanity sink unit, large shower cubicle with electric shower, tiled flooring throughout.

UTILITY ROOM

17'10 x 3'09 max (5.44m x 1.14m max)

Large utility space to the rear of the property with sink, plenty of space for appliances, tiled flooring and direct access to the garden.

BEDROOM ONE

13'01 x 9'11 max (3.99m x 3.02m max)

Spacious double bedroom with wood flooring, built in storage cupboard and front facing window.

BEDROOM TWO

13'01 x 7'05 max (3.99m x 2.26m max)

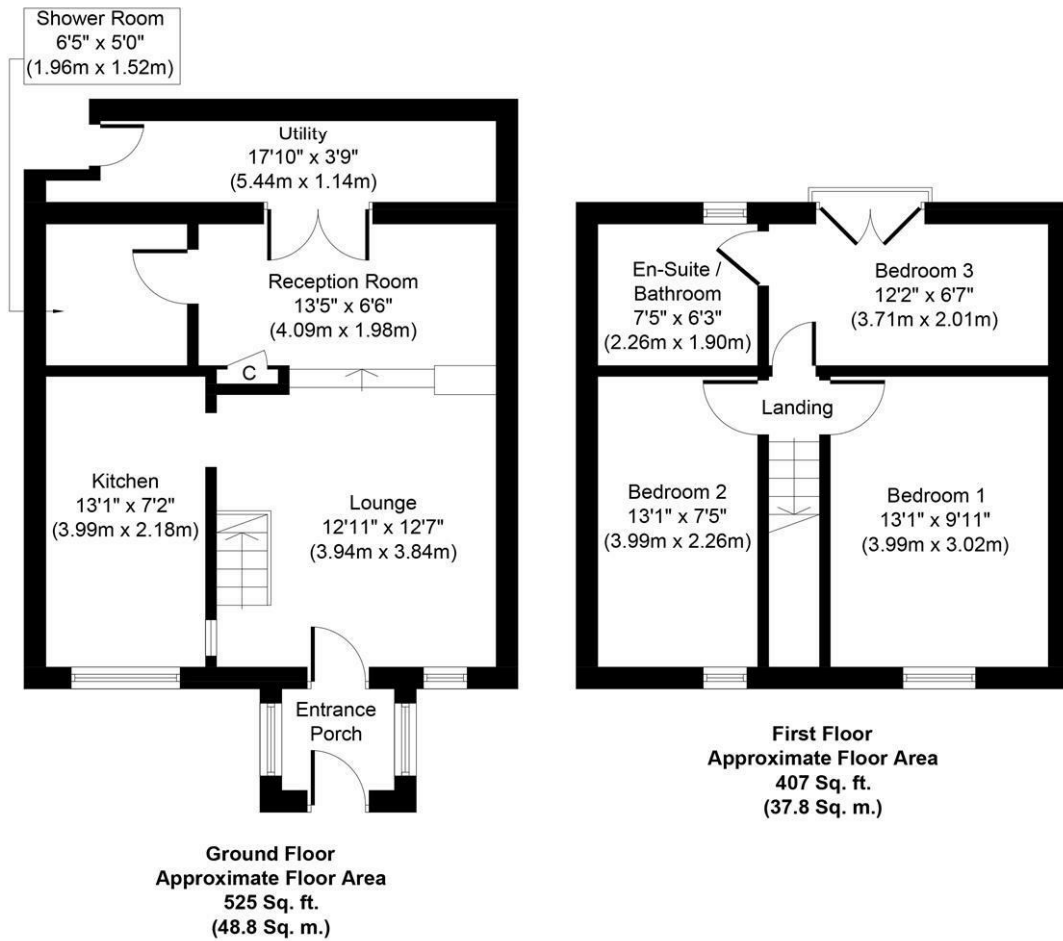
Spacious double bedroom with wood flooring, built in storage cupboard and front facing window.

BEDROOM THREE WITH EN SUITE

12'02 x 6'07 max (bedroom) (3.71m x 2.01m max (bedroom))

Spacious double bedroom with wood flooring and direct access to the rear garden via french doors. This bedroom also comes with the added luxury of an en suite bathroom with low level WC, vanity sink unit, bath tub, tiled flooring and rear window.

FLOOR PLAN



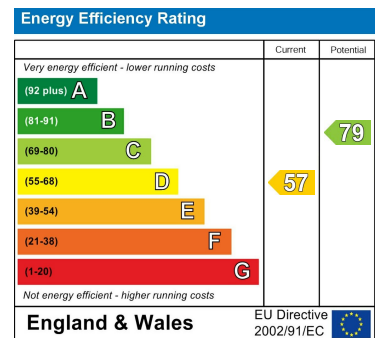
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AREA MAP



ENERGY EFFICIENCY GRAPH



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