



44 CORONATION TERRACE. HANBURY ROAD. PONTYPOOL. NP4 6QG

£110.000

****NO CHAIN****

****FREE LEGALS (T&C apply)****

****COMPETITIVELY PRICED**** free legals t &c apply

A spacious 3 bedroom mid terraced property, set on a quiet residential street in the popular Pontnewynydd area of Pontypool. Close to local amenities, good schools, excellent road and transport links.. this property is not to be missed!

The ground floor comprises of entrance porch and hallway, generous lounge/diner with feature fireplace, well proportioned kitchen and downstairs family bathroom. To the first floor are 3 excellent sized bedrooms.

To the rear of the property is a low maintenance, tiered garden with low level courtyard and steps leading up to a further paved section with rear access. There is also a small paved front garden.

The property now requires some updating and modernisation but has great potential to be a comfortable family home. Vendor has indicated this is a freehold property, to be confirmed by a solicitor.

ENTRANCE PORCH

A useful entrance porch upon stepping into the property, with door leading to hallway.

LOUNGE/DINER

20'09 x 12'06 max (6.32m x 3.81m max)

Spacious Lounge/Diner with feature fireplace and two large windows facing the front and rear of property.

KITCHEN

11'0 x 7'03 max (3.35m x 2.21m max)

Well proportioned kitchen with access to the rear garden and door leading to family bathroom.

BATHROOM

8'11 x 6'02 max (2.72m x 1.88m max)

Excellent sized family bathroom with bath tub, low level WC and pedestal wash hand basin.

BEDROOM ONE

15'09 x 10'01 (4.80m x 3.07m)

Large master bedroom with two front facing windows.

BEDROOM TWO

10'06 x 9'11 (3.20m x 3.02m)

Double Bedroom with rear facing window.

BEDROOM THREE

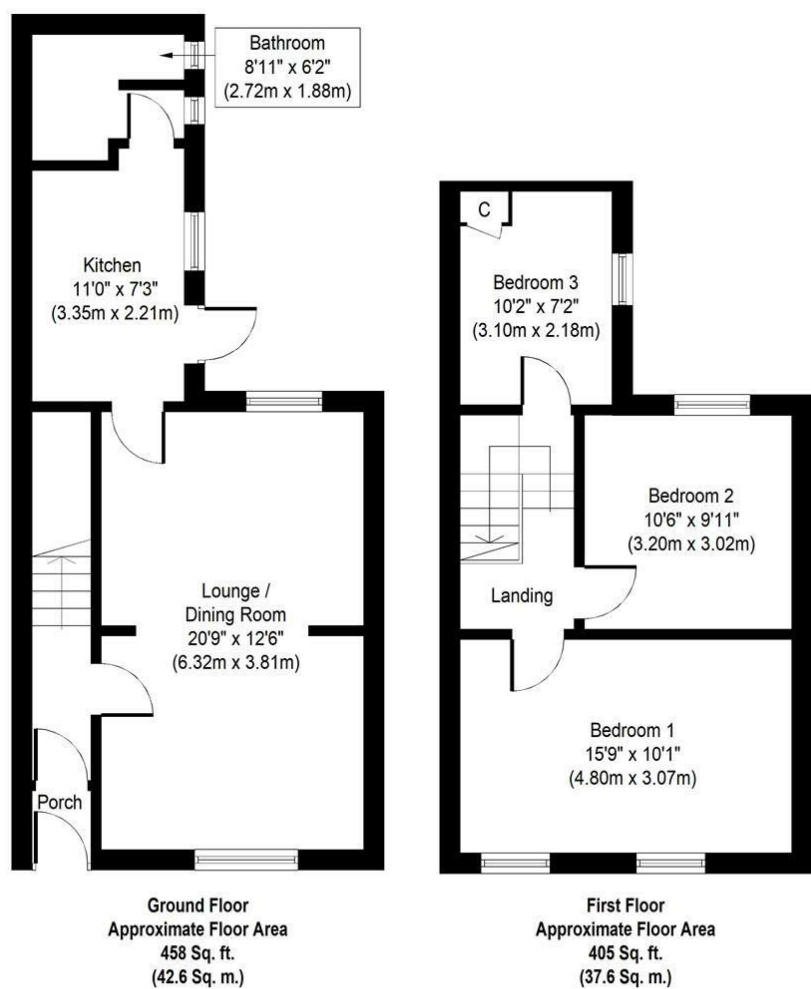
7'02 x 10'02 max (2.18m x 3.10m max)

Single bedroom with built in cupboard and side facing window.

OUTSIDE SPACE

To the rear of the property is a low maintenance, tiered garden with low level courtyard and steps leading up to a further paved section with rear access. There is also a small paved front garden.

FLOOR PLAN



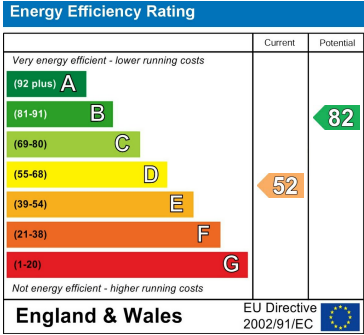
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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