

Cheshire & Co

independent sales & residential lettings specialists



3 Buller Street

Pontnewynydd, Pontypool, , NP4 6QP

**Asking Price Of
£125,000**

Property Features

- Traditional Cottage
- Ideal First Time Buy
- Two bedrooms
- Open Plan Kitchen/Dining Room
- Fitted Bathroom
- Lounge
- Dressing Room
- Very well presented
- Popular Location
- Viewing a must

Full Description

An excellent opportunity to purchase this well-presented, two bedroomed traditional miner's cottage. Ideal first time buy or buy to let. The property offers open plan living accommodation with an extension that affords an additional television room and utility room. Early viewing is highly recommended in order to avoid disappointment.

ENTRANCE

Access via front facing Upvc panel glazed door into:-

DINING ROOM

14' 2" x 10' 7" (4.32m x 3.23m)

Front facing Upvc double glazed window, radiator, coving, wood laminate flooring, open plan through to;

KITCHEN

10' 5" x 14' 8" (3.18m x 4.47m)

Fitted with a range of base and wall units, complimentary work surfaces over housing inset stainless steel sink and drainer with mixer tap, integrated inset five burner gas hob with oven under, fitted breakfast bar, tiling to splash back areas, wood laminate flooring, stairs to first floor, plumbing for automatic washing machine.

OFFICE

Side facing Upvc panel glazed door, side facing Upvc double glazed window, coving, radiator.

LOUNGE

10' 6" x 10' 7" (3.2m x 3.23m)

Rear facing Upvc double glazed window, coving, radiator.

FIRST FLOOR

BEDROOM ONE

7' 11" x 14' 2" (2.41m x 4.32m)

Front facing Upvc double glazed window, radiator, coving.



DRESSING ROOM

4' 6" x 7' 10" (1.37m x 2.39m)

Shelving and door.

BATHROOM

Rear facing obscured, double glazed window, fitted with a four piece suite comprising panelled bath with electric shower situated over, pedestal wash hand basin, low level w.c., shower cubicle housing shower, wall mounted Combination boiler, heated towel radiator, fully tiled walls.



ATTIC BEDROOM

13' 4" x 14' 11" (4.06m x 4.55m)

Wood laminate flooring, rear facing double glazed Velux window, wood laminate flooring.



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All measurements and floor plans are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it.

Any vehicular access/right of way mentioned must be verified by your legal advisors.

If the sales details mention any outbuildings, extensions or any improvements the purchaser must ask their legal advisor to confirm that the necessary permissions have been granted for these items.

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