



## 41 Rockhill Road, Pontypool, NP4 8AR

**£150,000**

**\*\* Reduced to £150,000 \*\***

Offered to the market with NO ONWARD CHAIN, this spacious THREE BEDROOM, mid-terraced home presents an excellent opportunity for buyers looking to put their own stamp on a property. In need of renovation throughout, the home offers generous living accommodation with an open plan living/dining room, as well as a separate kitchen to the ground floor.

Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom. Outside, you'll find a large rear garden with a hardstand area, ideal for potential off-road parking or further landscaping.

Conveniently located in close proximity to Pontypool Park, the Monmouthshire & Brecon Canal, and Pontypool Town Centre, the property also benefits from excellent transport links, making it a superb choice for investors or first-time buyers willing to modernise a home to their own taste.

Early viewing is highly recommended to appreciate the potential this property offers.

EPC rating D, Council tax band C



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
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Entrance

Part glazed front entrance door to;

Entrance Hall

Radiator, under stair storage space, stairs to first floor, doors to;

Living Room

11'1" x 12'7" (3.40 x 3.86)

Double glazed bay window to front, feature fire and surround, radiator, opening to;

Dining Room

12'3" x 11'2" (3.74 x 3.41)

Double glazed window to rear, radiator, door to;

Kitchen

18'3" x 8'7" (5.58 x 2.64)

Fitted with a range of base and eye level wall units, roll edge work surfaces, inset stainless steel sink and drainer unit, ceramic tile splashbacks, plumbing for automatic washing machine, double radiator, coving, double glazed window to rear and side aspects, part glazed door to rear

First Floor

Access to loft space, doors to;

Bedroom One

10'10"x 16'11" (3.323x 5.16)

Two double glazed windows to front, radiator. built in wardrobes to one wall

Bedroom Two

12'2" x 11'2" (3.73 x 3.42)

Double glazed window to rear, radiator, fitted wardrobes to one wall

Bedroom Three

7'3" x 4'11" (2.21 x 1.50)

Double glazed window to side.

Bathroom

6'10" x 8'7" (2.10 x 2.64)

Three piece suite comprising; panelled bath with electric shower over, low level WC, pedestal wash hand basin, fitted cupboard housing boiler, obscure double glazed window to rear, radiator, coving

Outside

Front - Pedestrian access to enclosed courtyard to front entrance door

Rear - Enclosed rear garden, pathway leading to rear gate, mainly laid to patio and artificial grass, hardstanding, access to cellar

Tenure

We have been advised that the property is Freehold , to be verified.

