Putting **you** & **your property** first

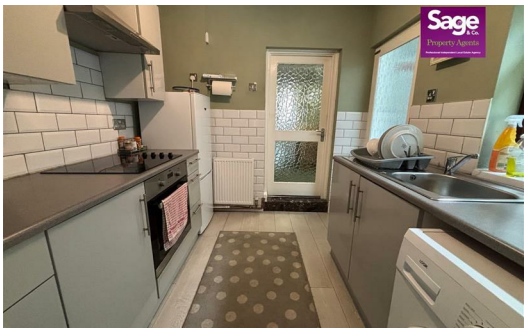
57 Cwmynyscoy Road, Pontypool, NP4 5SQ

Asking Price £140,000

OFFERED FOR SALE WITH NO ONWARD CHAIN
Situated on Cwmynyscoy Road, this charming TWO BEDROOM COTTAGE comes to the market with NO ONWARD CHAIN and presents an ideal opportunity for first-time buyers or those looking to downsize. Full of character and warmth, the property offers well-proportioned accommodation throughout, including a cosy living room, separate dining room perfect for entertaining and hosting, fitted kitchen, wet room and useful utility area to the ground floor. To the first floor are two bedrooms.

Externally, the property benefits from a private rear garden, providing the perfect space to relax and enjoy the summer months. Set within a peaceful, village-like location, the home still enjoys convenient access to local schools, Pontypool Town Centre and excellent transport links.

This delightful property is not to be missed.
Council tax band B, EPC rating F



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Sage & Co Estate Agents. Registered in England & Wales - Company Number: 11494777

Entrance
Part glazed front entrance door to;

Living Room
11'11" x 13'7" (3.65 x 4.15)
Double glazed window to front, feature electric fire and surround, coving, radiator, door to;

Dining Room
8'8" x 9'6" max (2.65 x 2.90 max)
Radiator, electric fire and surround, under stairs storage cupboard, stairs to first floor, double glazed window, coving, part glazed door to;

Kitchen
8'5" x 7'9" (2.58 x 2.38)
Fitted with a range of base and eye level wall units with roll top work preparation surfaces over, inset stainless steel sink and drainer unit, ceramic tiled splash backs, electric hob with oven under and stainless steel filter hood over, plumbing for automatic washing machine, space for fridge freezer, radiator, doors to;

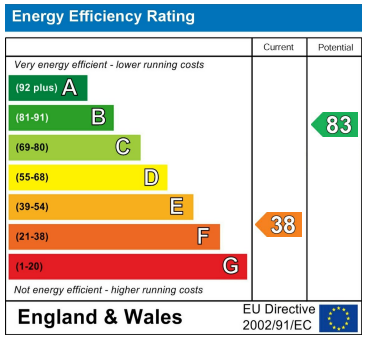
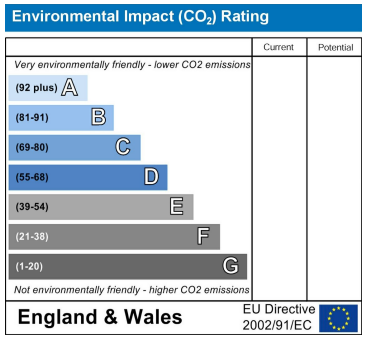
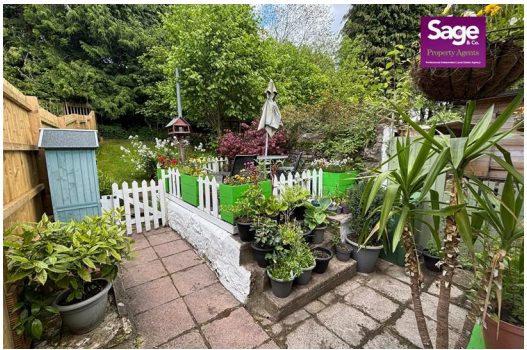
Utility Room
9'2" x 4'7" (2.81 x 1.41)
Fitted with a range of base and eye level wall units with roll top work preparation surfaces over, space for tumble dryer, ceramic tiled splash backs, Velux window, part glazed door to rear

Wet Room
5'4" x 7'9" (1.63 x 2.38)
Electric shower, low level WC, vanity wash hand basin, ceramic tiled walls, radiator, extractor fan, two obscure double glazed windows to rear

First Floor
Doors to;

Bedroom One
12'0" x 10'7" (3.68 x 3.23)
Access to loft space, double glazed window to front, built in wardrobes to one wall, coving, radiator

Bedroom Two
8'7" x 9'4" (2.64 x 2.85)
Double glazed window to rear, wall mounted electric combi boiler, built in storage cupboard, radiator, coving

Outside
Front - Enclosed forecourt to front, access to front entrance door
Rear - Enclosed rear garden mainly laid to lawn with fencing and shrub borders, remainder laid to decking

Tenure
We have been advised that this property is Freehold. To be verified