ONE2ONE
ESTATE AGENTS

# 5 Buller Street, Pontypool, NP4 6QP
# Guide price £140,000

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***GUIDE PRICE £140,000-£150,000*** Located in the charming area of Buller Street, Pontnewynydd, this delightful terraced house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and a loft room, this property is ideal for small families, couples, or individuals seeking a cosy home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the house is practical, ensuring that every space is utilised effectively. The kitchen, though not specified, is typically designed to cater to everyday needs, making meal preparation a breeze.

Located in Pontnewynydd, residents will enjoy the benefits of local amenities, schools, and parks, all within easy reach. The area is well-connected, making commuting to nearby towns and cities straightforward.

## MAIN DESCRIPTION

Recently renovated and beautifully presented throughout, this attractive property offers an excellent opportunity for first-time buyers looking for a home they can simply move straight into. Offering well-proportioned accommodation, modern fittings and a low-maintenance rear garden, the property is ideally situated close to a range of cycle routes and scenic walking routes, with good road links and bus services also nearby.

The property is entered via a cosy and welcoming lounge, which provides a comfortable reception space and benefits from plenty of natural light. From the lounge, the property leads into a modern fitted kitchen/breakfast room, featuring a range of contemporary wall and base units, gas hob, electric oven and integrated dishwasher, with plumbing provided for a washing machine. A window overlooking the rear allows plenty of natural light into the room, while stairs rise to the first floor.

An outer hallway provides access to the rear garden and the ground floor shower room. The modern shower room comprises a shower enclosure with rainfall shower, vanity wash hand basin and low-level WC, complemented by a window providing natural light and ventilation.

To the first floor are two well-proportioned double bedrooms. Bedroom one benefits from a useful storage cupboard, while bedroom two also has a cupboard housing the central heating boiler. From the first floor, stairs lead to a versatile loft room, which benefits from a window and useful eaves storage. This additional space could provide a variety of uses, subject to any necessary consents.

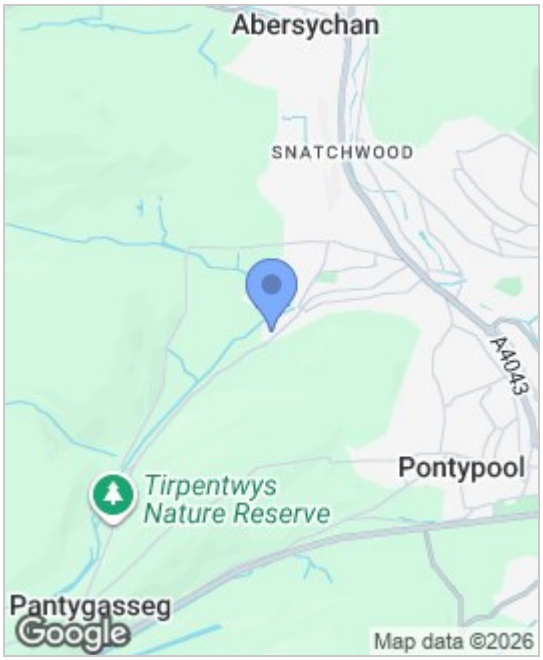
To the rear of the property is an enclosed, low-maintenance garden which has been predominantly paved, providing a practical outdoor space that is ideal for those looking for minimal upkeep.

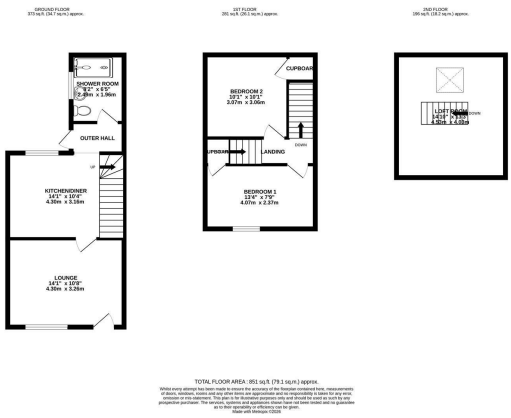
This is a fantastic opportunity to acquire a recently renovated and well-presented home in a convenient location, making it an ideal first-time purchase. The property is offered with no onward chain and is ready for the new owner to move straight in. An internal viewing is highly recommended to fully appreciate the accommodation and presentation on offer.

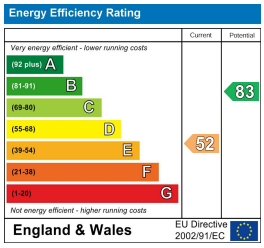
TENURE: FREEHOLD

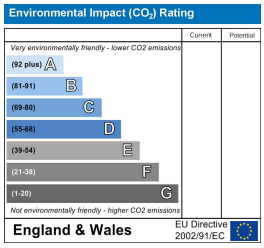
COUNCIL TAX BAND: B

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.

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