



**17 Lewis Terrace, Pontnewynydd, Pontypool, NP4 6NY**  
**Guide Price £165,000**

**\*\*GUIDE PRICE £165.000 - £170.000 \*\*OFFERED FOR SALE WITH NO ONWARD CHAIN\*\***

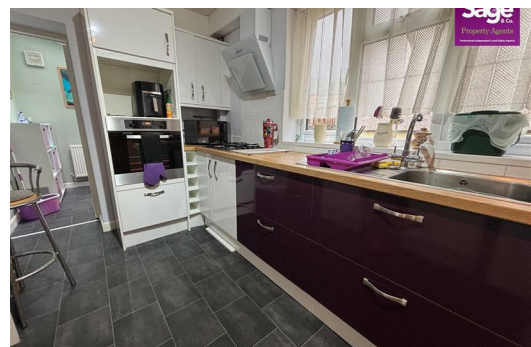
Situated in the sought-after area of Pontnewynydd, Pontypool, this well-presented TWO BEDROOM, END TERRACE property is offered for sale with NO ONWARD CHAIN, making it an ideal first-time purchase, investment opportunity or family home. To the ground floor, the property boasts a spacious and light-filled open plan living/dining area, perfect for hosting family and friends or relaxing after a long day. To the rear, there is a fitted kitchen offering ample storage and workspace, along with a convenient WC/utility area providing additional practicality.

The first floor comprises two generous double bedrooms and a large family bathroom, offering comfortable and versatile living accommodation.

Located within close proximity to Pontypool Town Centre, the property benefits from easy access to a range of local amenities, reputable schools and excellent transport links (very close proximity to a bus stop), making it ideal for commuters and families alike.

Early viewing is highly recommended to fully appreciate what this fantastic home has to offer.

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, stairs to first floor, doors to:

### Open Plan:

### Living Room

10'8" x 13'4" (3.26m x 4.08m)

Double glazed bay fronted window, feature gas fire and surround, coving

### Dining Room

11'1" x 13'4" (3.40m x 4.08m)

Double glazed UPVC door to rear, radiator, coving, door to:

### Kitchen

14'11" x 8'2" (4.55m x 2.51m)

Fitted with a range of base and eye level wall units, inset stainless steel sink and drainer unit, gas hob, extractor hood over, inset oven, plumbing for automatic washing machine, space for fridge/freezer, ceramic tile splashbacks, part glazed door to side, double glazed window to side, built in storage cupboard, radiator, coving, door to:

### WC / Utility

6'10" x 5'6" (2.10m x 1.68m)

Low level WC, pedestal wash hand basin, space for tumble dryer, opaque double glazed window to side, Velux window, radiator, storage cupboard (to remain), extractor fan, inset spotlights to ceiling, wall mounted combi boiler

### First Floor

Obscure double glazed window to side, radiator, built in storage cupboard, access to loft space (boarded), doors to:

### Bedroom One

10'8" x 15'11" (3.27m x 4.86m)

Two double glazed windows to front, two radiators, built in wardrobe and storage cupboard to one wall, coving

### Bedroom Two

11'2" x 10'2" (3.42m x 3.11m)

Double glazed window to rear, radiator, coving

### Bathroom

11'5" (max) x 8'0" (3.48m (max) x 2.45m)

Panelled bath, mains double shower cubicle, vanity sink with mixer tap over, low level WC, fitted storage cupboard, opaque double glazed window to the side, radiator, extractor fan

### Outside

Front - Enclosed forecourt, paved path to front entrance door

Rear - Enclosed rear garden, laid to patio, tap/shower connected, rear gate access

### Tenure

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

Measurements and floorplans are supplied as guidance and must be considered as approximate only

