



5 Victoria Street, Griffithstown, Pontypool, NP4 5HH
£170,000

****OFFERED FOR SALE WITH NO ONWARD CHAIN****

Situated in the ever-popular village of Griffithstown, Pontypool, this well-presented TWO BEDROOM, MID-TERRACE property is offered for sale with no onward chain, making it an ideal first-time purchase, family home, or investment opportunity.

The ground floor accommodation is both SPACIOUS and VERSATILE, comprising a separate living room and dining room, a fitted kitchen, useful utility room, and a conservatory/rear lobby providing additional living or storage space.

To the first floor are two generous DOUBLE BEDROOMS and a family bathroom. A loft room offers valuable additional storage space.

Externally, the property benefits from a low-maintenance rear garden, perfect for those seeking an easy-to-manage outdoor space. Victoria Street enjoys a convenient location close to local amenities including a pharmacy, café, schools, and excellent transport links. The scenic Monmouthshire & Brecon Canal is also just a short walk away, offering beautiful waterside walks right on your doorstep.

An excellent opportunity in a sought-after location – early viewing is highly recommended.

EPC: TBC Council Tax Band: C



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

www.sageandco.co.uk

Entrance

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, under stair storage cupboard, doors to

Living Room

Double glazed window to front, double radiator, feature fireplace and surround

Dining Room

Double glazed window to rear, double radiator

Kitchen

Fitted with range of base and eye level wall units, work preparation surfaces over, inset composite one and a half bowl sink and drainer unit, inset gas hob, filter hood over, eye level double oven, ceramic tile splashbacks, space for fridge/freezer, integral dishwasher, radiator, double glazed window to rear, ceramic tile flooring, door to;

Conservatory/Rear Lobby

Double glazed windows to rear, part glazed door to rear, ceramic tile flooring, door to;

Utility Room/W.C

Low level WC, base and eye level wall units, inset stainless steel sink and drainer unit, plumbing for automatic washing machine, window to side and rear

First Floor

Doors to;

Bedroom One

Two double glazed windows to front, two radiators, feature fire surround, access to loft space

Bedroom Two

Double glazed window to rear, double radiator

Bathroom

Suite comprising; corner bath, mains shower cubicle, vanity wash hand basin, low level WC, chrome radiator, ceramic tile walls and flooring, obscure double glazed window to rear.

Loft Space

Velux window, boarded, Combi boiler, power connected

Outside

Front -pedestrian access to front entrance door
Rear - enclosed garden with wooden fencing, laid to patio and block paving, gate access to lane

Tenure

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC

