



# Sage & Co.

## Property Agents

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### 23 Rochdale Terrace, Pontnewynydd, Pontypool, NP4 6SH

**£150,000**

An IDEAL FIRST TIME BUY or perfect for young families, this well-maintained TWO BEDROOM mid-terraced property is offered for sale on Rochdale Terrace, Pontypool.

The ground floor features a SPACIOUS OPEN-PLAN living and dining area, complete with a stylish feature media wall, offering a modern and inviting space for relaxing or entertaining. A contemporary fitted kitchen and separate utility area complete the ground floor accommodation.

Upstairs, the property boasts two generously sized bedrooms and a large, modern family bathroom – ideal for growing families or those needing extra space.

Externally, the home benefits from an enclosed, low-maintenance rear garden, perfect for enjoying outdoor time with minimal upkeep.

Situated within close proximity to Pontypool Town Centre, local schools, and excellent transport links, this property offers convenience, style, and practicality in equal measure.

EPC Rating: D  
Council Tax Band: B



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Entrance

Part glazed front entrance door to;

Entrance Hall

Herringbone style wood laminate flooring, radiator, stairs to first floor, door to;

Open Plan Living and Dining Room

Living Room

10'0" x 11'10" (3.07 x 3.63)

Double glazed window to front, radiator, herringbone style wood laminate flooring, feature media wall with electric fireplace, coving, opening to;

Dining Room

11'7" x 12'6" (3.54 x 3.83)

Double glazed window to rear, radiator, herringbone style wood laminate flooring, door to;

Kitchen

9'8" x 8'6" (2.95 x 2.60)

Contemporary kitchen fitted with a range of base and eye level wall units, work preparation surfaces over, inset one and a half bowl composite sink and drainer unit, inset five point gas hob with stainless steel filter hood over, integrated dishwasher, inset eye level microwave and oven, ceramic tiled splashbacks, radiator, built in under stairs storage cupboard, coving, opening to;

Utility

9'8" x 6'2" (2.95 x 1.90)

Fitted base units with work preparation surfaces over, plumbing for automatic washing machine, space for tumble dryer, radiator, space for fridge freezer, double glazed window to rear, part glazed door to rear, ceramic tiled splash backs

First Floor

Access to loft space, doors to;

Bedroom One

9'10" x 13'6" (3.00 x 4.14)

Two double glazed windows to front, radiator, fitted wardrobes to one wall

Bedroom Two

12'6" x 9'6" (3.83 x 2.92)

Double glazed window to rear, radiator, coving

Bathroom

9'10" x 8'7" (3.01 x 2.63)

Contemporary suite comprising; Panelled bath, large mains shower cubicle, vanity wash hand basin and WC, chrome towel radiator, obscure double glazed window to rear, ceramic tiled splash backs, built in cupboard housing boiler

Outside

Front - Forecourt, paved access to front entrance door, remainder laid to artificial lawn

Rear - Enclosed rear garden mainly laid to patio, remainder laid to artificial lawn, rear gate, tap connected, shed

Tenure

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

