



# Pinkmove

## Balmond Terrace

**Guide Price £150,000 - £160,000**

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- Two Bedrooms
- Modern Kitchen
- Family Bathroom with Bath and Shower
- Enclosed Rear Garden with Storage
- Open Plan Reception Rooms
- Close to Shops, Schools and Leisure Facilities
- Excellent Transport Links
- EPC Rating: D



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## About the property

This charming two-bedroom mid-terraced home on Balmond Terrace, Pontypool, offers a warm and practical living space in a peaceful residential setting. The property sits on a quiet street with convenient on-street parking to the front, while remaining within easy reach of local amenities including shops, cafés and supermarkets found in Pontypool town centre. The area is well supported by nearby primary and secondary schools, and strong transport links provide straightforward access to Cwmbran, Newport and surrounding areas.

Inside, the ground floor features a cosy lounge that flows seamlessly into the dining room, creating a welcoming open-plan layout ideal for relaxing or entertaining. To the rear, the modern kitchen provides plenty of storage and workspace and leads directly out to the enclosed garden. This outdoor space is perfect for enjoying the fresh air and includes two storage sheds for added convenience.

Upstairs, the property offers two versatile bedrooms suitable for use as comfortable sleeping areas, a home office or a guest room. The first floor also includes a well-appointed family bathroom complete with both a bath and separate shower.

Perfect for first-time buyers, downsizers or investors, this delightful home provides comfort, convenience and a great location in the heart of Pontypool.





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## Accommodation

### Lounge

10' x 11' 8" ( 3.05m x 3.56m )

### Dining Area

11' 8" x 11' 4" ( 3.56m x 3.45m )

### Kitchen

12' 3" x 7' 6" ( 3.73m x 2.29m )

### Bedroom 1

10' 9" x 14' 8" ( 3.28m x 4.47m )

### Bedroom 2

10' 11" x 8' 6" ( 3.33m x 2.59m )

### Bathroom

10' 8" x 7' 2" ( 3.25m x 2.18m )

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## Floorplan

### Ground Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



### First Floor

Approx. 38.9 sq. metres (418.6 sq. feet)



Total area: approx. 78.9 sq. metres (849.6 sq. feet)

**21 Balmond Terrace**

## Important Information

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