



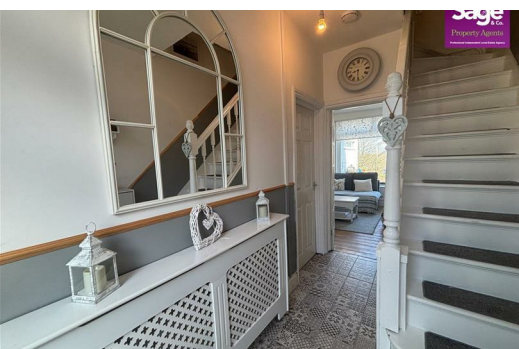
**12 Stafford Road, Griffithstown, Pontypool, NP4 5LJ**

**Guide Price £195,000**

GUIDE PRICE: £195,000 - £200,000

\*TWO BEDROOMS PLUS FIRST FLOOR STUDY/NURSERY\* \*MID-TERRACE\* \*WELL PRESENTED THROUGHOUT\*  
\*GARAGE TO REAR\* \*POPULAR RESIDENTIAL LOCATION\* \*CLOSE PROXIMITY TO SCHOOLS, AMENITIES AND  
TRANSPORT LINKS\* \*LARGE LIVING ROOM AND DINING ROOM\*

Early viewing is highly recommended.  
EPC Rating: D Council Tax Band Rating: C



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
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**www.sageandco.co.uk**

Description

A beautifully presented TWO BEDROOM, MID-TERRACED property situated in the highly sought-after village of Griffithstown, Pontypool. This charming home is perfect for first-time buyers or families alike and is offered in move-in ready condition. The accommodation comprises a bright and welcoming living room that flows seamlessly into a bay-fronted dining area, ideal for entertaining family and friends. The ground floor is further enhanced by a well-appointed fitted kitchen.

To the first floor, the property offers two generously sized bedrooms, a family bathroom, and a versatile office/study space —perfect for home working. Externally, the property benefits from an enclosed rear garden, providing an ideal space for relaxing, along with access to a GARAGE.

Conveniently located close to Cwmbran and Pontypool Town Centres, the property enjoys excellent transport links, well-regarded local schools, a range of shops, and picturesque walks along the Monmouthshire & Brecon Canal.

Entrance

Part glazed front entrance door

Entrance Hall

Stairs to first floor, radiator, doors to:

Living Room

12'3" x 17'2" (3.74m x 5.25m)

Double glazed window to rear, radiator, feature fire surround, coving, door to kitchen, doors to:

Dining Room

10'6" x 11'3" (3.21m x 3.43m)

Double glazed bay fronted windows, ceiling cornice, feature fire place and surround, radiator

Kitchen

12'1" x 6'9" (3.69m x 2.08m)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset stainless steel one and a half bowl sink and drainer unit, electric hob, filter over, inset oven, plumbing for automatic washing machine, space for fridge and space for freezer, ceramic tile splash backs, double glazed window to rear, part glazed door to side

First Floor

Access to loft space (pull down ladder, lighting connected), doors to:

Bedroom One

10'5" x 9'10",141'0" (3.20m x 3,43m)

Double glazed bay fronted window, radiator, ceiling cornice

Bedroom Two

12'2" x 7'7" (3.72m x 2.33m)

Double glazed window to rear, radiator, two fitted wardrobes (one storing boiler), coving

Office / Study/Nursery

5'10" x 5'6" (1.78m x 1.70m)

Double glazed window to front, radiator

Bathroom

8'0" x 6'8" (2.46m x 2.04m)

Three piece suite comprised: fitted bath with ceramic tiling, shower over, low level WC, pedestal wash hand basin, chrome towel radiator, opaque double glazed window to rear

Outside

Front - Paved forecourt, access to front entrance door

Rear - Enclosed, tiered rear garden. Paved path to rear gate and garage. Remainder laid to lawn and artificial grass. Power and tap connected

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

