Sage & Co.
Property Agents

3 Oxford Street, Griffithstown, Pontypool, NP4 5HP

Asking Price £155,000

Located in the popular residential village of Griffithstown, Pontypool, this well-presented TWO bedroom MID-TERRACE property offers modern, well-proportioned accommodation and would make an ideal first-time purchase.
The ground floor features a bright and spacious open-plan living and kitchen area, creating a sociable and contemporary space ideal for everyday living and entertaining. Additional benefits include a useful utility area and a convenient ground floor WC.
To the first floor are two generously sized bedrooms and a modern family bathroom, providing comfortable accommodation throughout.
Situated in a sought-after location with easy access to local amenities, schools, and transport links, this attractive home is ready to move into and is sure to appeal to a wide range of buyers. Council tax B, EPC rating E

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

www.sageandco.co.uk

Entrance

Entrance Hall
Coving, doors to;

Living Room
10'4" x 10'2" (3.17 x 3.12)
Double glazed window to front, radiator, coving, open to;

Kitchen/Diner
11'3" x 13'10" (3.45 x 4.22)
Fitted with a range of base and eye level wall units, work preparation surfaces over, stainless steel sink and drainer unit, exposed feature brick work with space for range oven and filter hood over, space for dishwasher, coving, stairs to first floor, double glazed window to rear, under stair storage space, open to;

Utility Room
7'10" x 6'0" (2.41 x 1.85)
Double glazed window to side, part glazed door to side, work preparation surfaces, plumbing for automatic washing machine, tumble dryer and fridge/freezer, wall mounted boiler, door to;

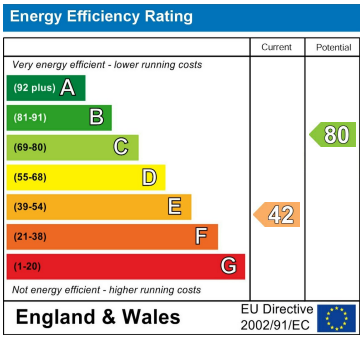
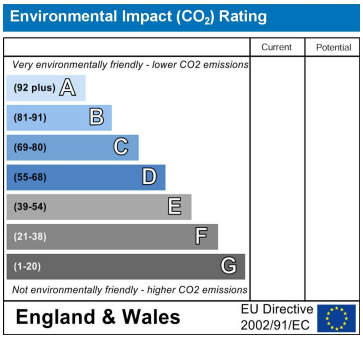
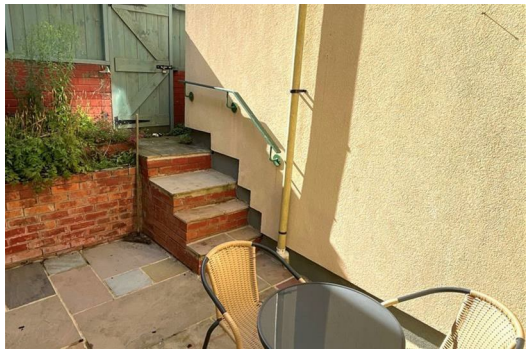
W/C
3'4" x 6'0" (1.02 x 1.85)
Low level WC, pedestal wash hand basin, extractor fan

First Floor
Radiator, doors to;

Bedroom One
10'4" x 13'8" (3.16 x 4.19)
Double glazed window to front, radiator, access to loft space

Bedroom Two
11'6" x 8'10" (3.53 x 2.70)
Double glazed window to rear, radiator, coving

Bathroom
11'8" x 5'11" (3.57 x 1.81)
Mains shower cubicle, panelled bath, vanity wash hand basin, low level WC, ceramic tile walls, spotlights to ceiling, chrome towel radiator, double glazed window to side

Outside
Enclosed patio area to the rear, storage shed, steps upto rear gate with access to a public path

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