Putting **you** & **your property** first

11 Prince Street, Pontypool, NP4 6HT

Guide Price £180,000

NO ONWARD CHAIN, THREE BEDROOM, SEMI-DETACHED
GUIDE PRICE: £180,000 - £190,000
An excellent opportunity to purchase this well-proportioned THREE BEDROOM, SEMI-DETACHED property, situated in a popular location in Pontypool and offered for sale with NO ONWARD CHAIN.
The property would make an ideal family home, first-time purchase or investment opportunity, offering well-balanced accommodation throughout. The ground floor comprises a good-sized living room, separate dining room, large kitchen and useful utility area to the rear. To the first floor are three bedrooms, a family bathroom and a separate WC.
Externally, the property benefits from a low-maintenance rear garden, providing an ideal outdoor space for families, while the front offers off-road parking.
Conveniently positioned close to Pontypool Town Centre, local schools and excellent transport links, the property is ideally placed for a range of buyers.
With its generous accommodation, convenient location and no onward chain, this property is sure to attract interest and should not be missed.

EPC Rating: D Council Tax Band: B

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Entrance
Part glazed front entrance door

Entrance Hall
Stairs to first floor, doors to:

Dining Room
9'0" x 10'11" (2.75 x 3.33)
Double glazed window to front, radiator, coving, dado rail

Living Room
18'0" x 11'4" (5.50 x 3.47)
Double glazed window to front and rear aspects, feature electric fire place and surround, coving, door to:

Kitchen
8'6" x 14'6" (2.61 x 4.42)
Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset stainless steel sink and drainer unit, space for cooker, space for tumble dryer and space for fridge / freezer, built in storage cupboard, double glazed window to rear and side aspects, coving, wall mounted boiler, radiator, part glazed door to:

Utility Area
5'0" x 11'5" (1.53 x 3.50)
Glazed windows to side and rear aspects, space for tumble dryer, plumbing for automatic washing machine, door to side

First Floor
Access to loft space (boarded with pull down ladder), built in storage cupboard, double glazed window to rear, coving, radiator, doors to:

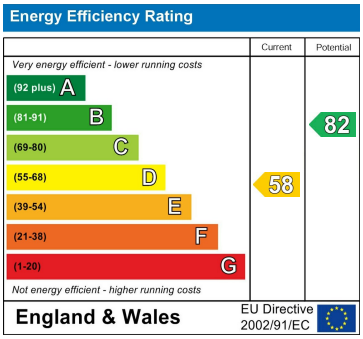
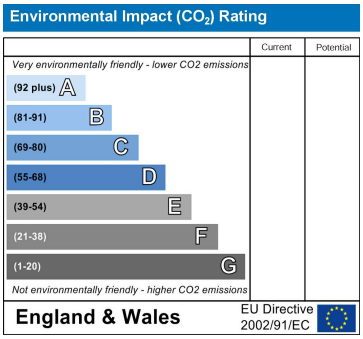
Bedroom One
12'2" x 11'1" (3.71 x 3.39)
Double glazed window to front, radiator, coving, built in storage cupboard

Bedroom Two
9'6" x 11'6" (2.91 x 3.52)
Double glazed window to front, radiator, coving

Bedroom Three
8'1" x 8'9" (2.47 x 2.69)
Double glazed window to rear, radiator, coving

Bathroom
5'5" x 5'3" (1.67 x 1.62)
Panelled bath, mains shower over, pedestal wash hand basin, ceramic tile walls, opaque double glazed window to rear, extractor fan, coving, radiator

WC
2'5" x 5'2" (0.76 x 1.59)
Low level WC, opaque double glazed window to rear, ceramic tile walls

Outside
Front - Driveway parking, side access to rear, path to front entrance door

Rear - Enclosed rear garden with wooden fencing. Mainly laid to patio with remainder laid to artificial lawn, tap connected