



10 Fountain Road, Pontypool, NP4 8HU

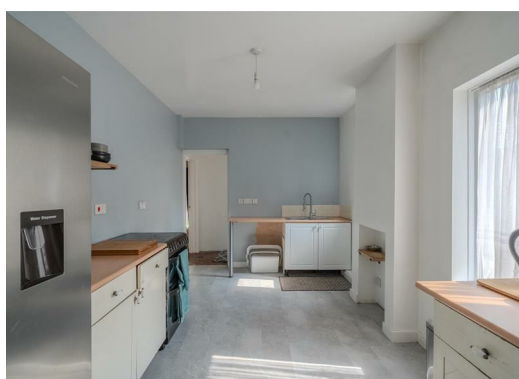
Asking price £245,000



This end terrace house on Fountain Road presents an excellent opportunity for both first time buyers and families seeking a new home. With no chain involved, you can move in without delay and start enjoying all that this property has to offer.

The house boasts three spacious reception rooms, providing ample space for relaxation, entertaining, or even a home office. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home. The layout is both practical and versatile, allowing you to arrange the space to suit your lifestyle.

This end terrace house on Fountain Road is a fantastic opportunity to create lasting memories in a lovely home. With its generous living space and prime location, it is sure to attract interest. Do not miss your chance to view this property and envision your future in this delightful setting.



MAIN DESCRIPTION

Offered to the market with no onward chain, this well presented three bedroom end-terraced property is situated in the sought after Pontymoile area, ideally located close to a range of local schools, shops, and amenities, with excellent travel links to the M4 corridor, Newport, Cardiff, and Bristol—making it an ideal choice for commuters and families alike.

Upon entering the property, you are welcomed into a bright entrance hall with stairs rising to the first floor and a convenient storage cupboard.

To the front of the property is a spacious lounge, enjoying plenty of natural light through a large window. To the rear, the separate dining room provides a versatile space for family meals and entertaining, with double doors leading into a conservatory which offers direct access to the generously sized, enclosed rear garden.

The kitchen is fitted with a range of base units, with space for appliances and windows to the side aspect. An outer hall provides further storage, including a cupboard housing the boiler.

Also located on the ground floor is a family bathroom, comprising a panelled bath with shower over, vanity wash hand basin, low level WC, and a window to the side for natural ventilation.

To the first floor, the property offers three well-proportioned bedrooms, all filled with natural light, and a separate WC for added convenience.

Externally, the property boasts a large, enclosed rear garden, predominantly laid to lawn with a patio area—ideal for relaxing or entertaining. There is also off-road parking to the rear and an enclosed, paved front garden for additional outdoor space.

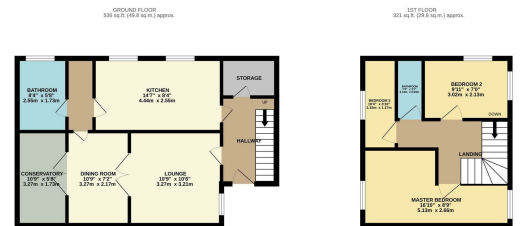
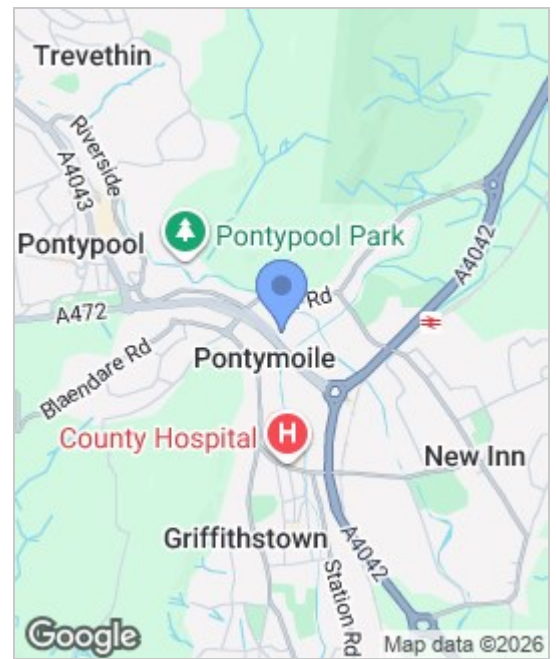
This fantastic property would make a perfect family home or a great investment opportunity, and with no chain, it is ready for a smooth and swift transaction.

Early viewing is highly recommended.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



TOTAL FLOOR AREA: 1057 sq ft (276 sq m) approx.
Measurements are taken from the centre of the face of the wall unless otherwise stated. Measurements of areas, volumes, heights, etc. are for information only and do not constitute a guarantee. The seller, agent and purchaser shall be bound by the plan and measurements shown on the plan and measurements shown on the plan and measurements shown on the plan.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
<p>Very energy efficient - lower running costs</p> <p>92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>85</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.