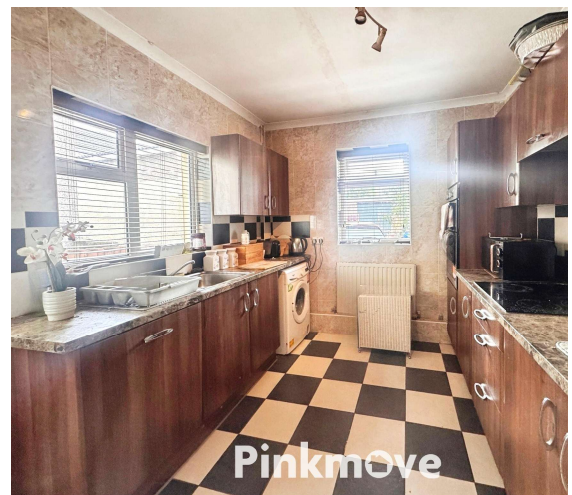




Sawtells Terrace, guide price £130,000

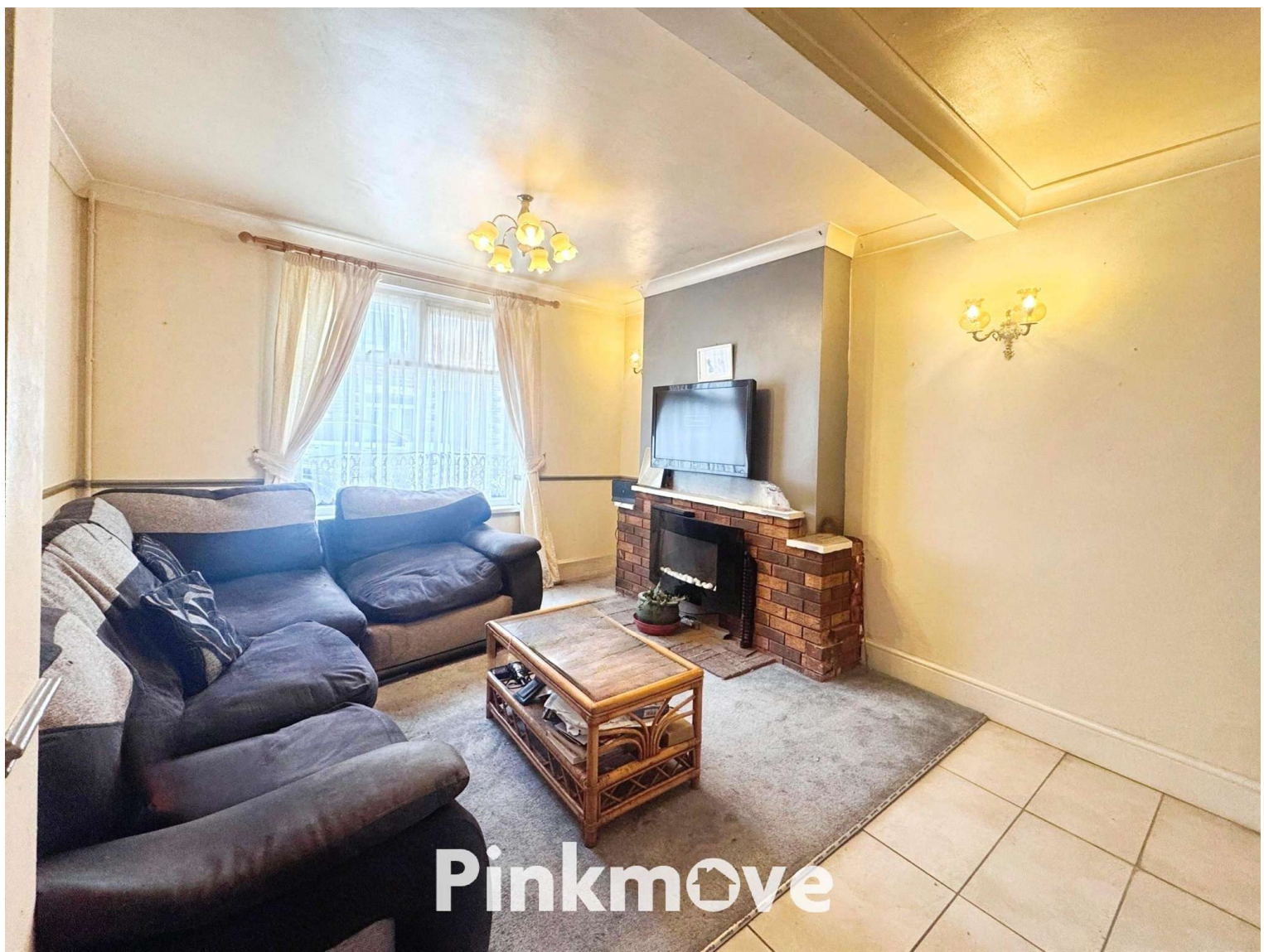
- Guide Price £130,000 to £140,000
- Two Reception Rooms
- Two Double Bedrooms
- Fitted Kitchen with Good Storage
- Enclosed Rear Garden
- Garage with Rear Lane Access
- Popular Residential Location
- EPC Rating: D



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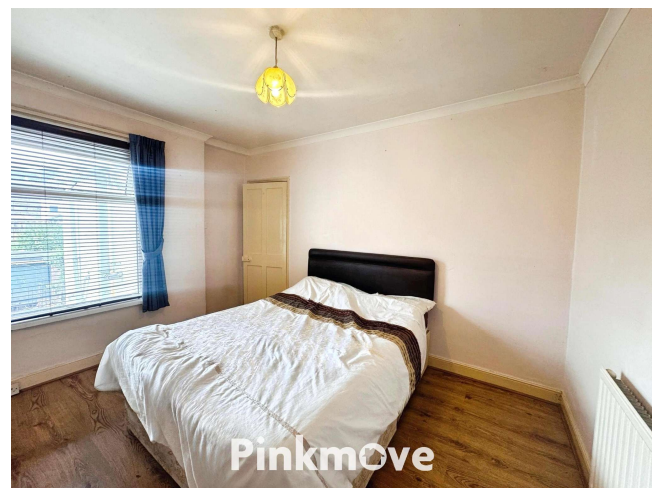
About the property

Perfect for first-time buyers, those looking to downsize or investors, this two-bedroom terraced property offers fantastic potential and the opportunity to put your own stamp on a home. Situated in a popular residential area of Pontypool, the property benefits from convenient access to local amenities and excellent road links.

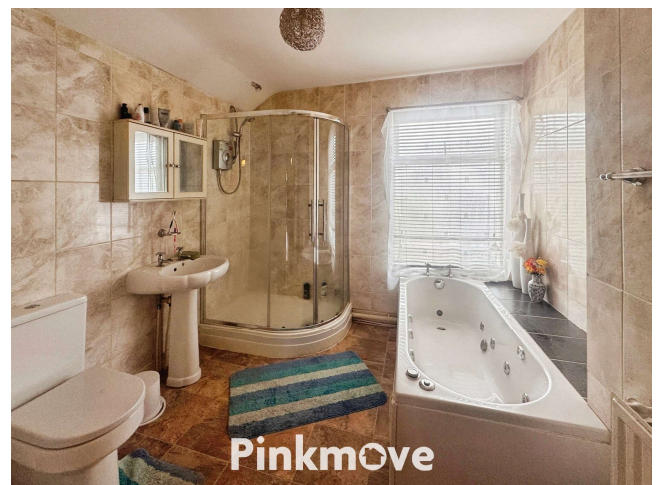
The accommodation briefly comprises an entrance hallway leading through to a spacious open-plan lounge/diner, providing a versatile living and entertaining space. To the rear, the kitchen is fitted with a range of wall and base units, offering ample storage and worktop space, with room for appliances and direct access out to the rear garden.

On the first floor, the landing leads to two well-proportioned double bedrooms, both capable of accommodating double or king-size beds. The family bathroom is also located on this floor and is fitted with a bath and separate shower cubicle.

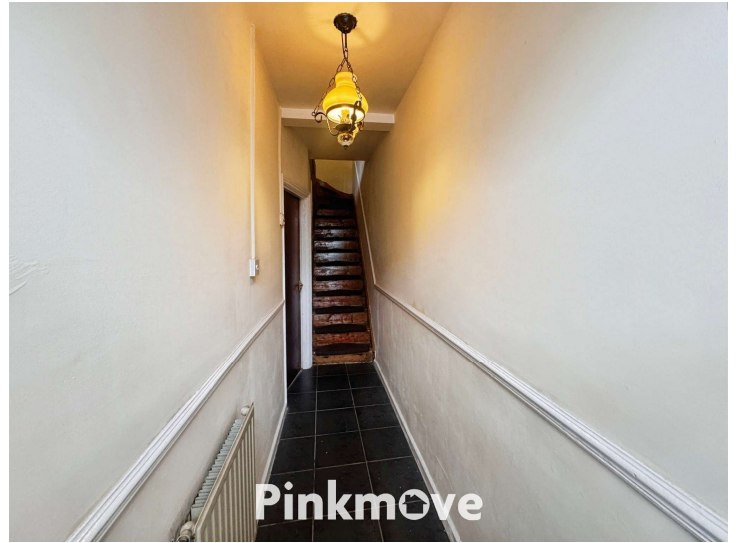
Externally, to the rear is a low-maintenance enclosed garden with rear access, ideal for outdoor seating and entertaining. The property further benefits from a garage, which is accessible via the rear lane. A great opportunity in a sought-after location—early viewing is highly recommended



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Accommodation

Living Room

Kitchen

Bedroom 1

Bedroom 2

Bathroom

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total floor area 83.5 sq.m. (899 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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