



2 Maindee Terrace, Pontnewydd, Cwmbran, NP44 1AX

Asking Price £170,000

Offered for sale with NO ONWARD CHAIN, this well-positioned THREE BEDROOM, MID-TERRACE property on Maindee Terrace, Pontnewydd, presents an excellent opportunity for first-time buyers and investors alike. The ground floor comprises a spacious open-plan living and dining area, creating a versatile and sociable space ideal for modern-day living. There is also a fitted kitchen and a convenient shower room. To the first floor are three well-proportioned bedrooms, providing flexible accommodation for families, first-time buyers or those looking to invest.

Externally, the property benefits from an enclosed rear garden, featuring a generous patio area that is ideal for outdoor entertaining, relaxing and making the most of the summer months.

The property is conveniently situated close to Cwmbran Town Centre, local schools and a range of transport links, making it well suited to a variety of buyers.

Viewing is highly recommended to fully appreciate the accommodation and potential this property has to offer.

EPC Rating: TBC Council Tax Band: B



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Entrance

Part glazed front entrance door to;

Entrance Hall

Radiator, door to;

Open Plan Living Room/Dining Room

Living Room

10'7" x 11'3" (3.24 x 3.445)

Double glazed window to front, radiator, open to;

Dining Room

10'9" x 14'10" (3.30 x 4.54)

Stairs to first floor, open to;

Kitchen

17'0" x 6'9" (5.20 x 2.08)

Fitted with a range of base and eye level wall units with work preparation surfaces over, inset composite sink and drainer unit, space for gas cooker, stainless steel filter hood over, space for dishwasher, plumbing for automatic washing machine, double glazed French doors to rear, opening to;

Utility Area

Inset spotlights to ceiling, space for fridge freezer, door to;

Shower Room

6'8" x 7'5" (2.05 x 2.28)

Suite comprising; double cubicle with electric shower, two low level WC, pedestal wash hand basin, obscure double glazed window to rear, ceramic tiled walls

First Floor

Access to loft space, doors to;

Bedroom One

11'2" x 11'10" (3.41 x 3.61)

Double glazed window to rear, radiator, built in cupboard housing boiler

Bedroom Two

10'9" x 8'7" (3.28 x 2.63)

Double glazed window to front, radiator

Bedroom Three

10'8" x 8'6" (3.27 x 2.60)

Double glazed window to front, radiator

Outside

Front - Pedestrian access to front entrance door
Rear - Enclosed rear garden with wooden fencing, mainly laid to patio, garden shed to remain, power connected

Tenure

We have been advised this property is Freehold. To be verified

