



59 Stafford Road, Pontypool, NP4 5LQ

Asking price £190,000



Nestled on Stafford Road in the area of Griffithstown, this delightful end terrace house offers a perfect blend of comfort and style. With two well-proportioned reception rooms, this property is ideal for both relaxation and entertaining guests. The inviting living spaces are designed to create a warm and welcoming atmosphere, making it easy to feel at home.

This property is well presented, showcasing a neat and tidy interior that is ready for you to move in and make your own. The end terrace position offers added privacy and a sense of space, making it a desirable choice for families or couples alike.

This home is close to local amenities, schools, and parks, making it an excellent choice for those seeking a community-oriented lifestyle. With its attractive features and prime location, this end terrace house on Stafford Road is a wonderful opportunity for anyone looking to settle in the picturesque town of Pontypool. Don't miss the chance to view this lovely property and envision your future here.



MAIN DESCRIPTION

Recently refurbished by the current owner, this well-presented end-terrace property offers comfortable and modern living in a convenient location close to local schools, shops, and everyday amenities. The property also benefits from excellent road links and regular bus routes, making it ideal for commuters and families alike.

Upon entering, you are welcomed by an entrance hall with stairs leading to the first floor. There is useful under-stairs storage housing a wall-mounted boiler, along with the added convenience of a ground floor WC.

The heart of the home is the spacious open-plan lounge/diner, featuring windows to both the front and rear elevations, allowing for plenty of natural light. A charming wood burner creates a cosy focal point, perfect for relaxing or entertaining.

The fitted kitchen/breakfast room offers a practical layout with windows to the rear and side aspects. It is equipped with a range of base units with work surfaces over, space for a fridge and freezer, plumbing for a washing machine, and a gas hob with electric oven. A door provides direct access to the rear garden.

To the first floor, there are two bedrooms. The main bedroom benefits from two windows to the front, creating a bright and airy space, while the second bedroom includes a useful storage cupboard. The modern shower room is fitted with a double shower cubicle with

power shower, low-level WC, pedestal wash hand basin, and a window to the rear.

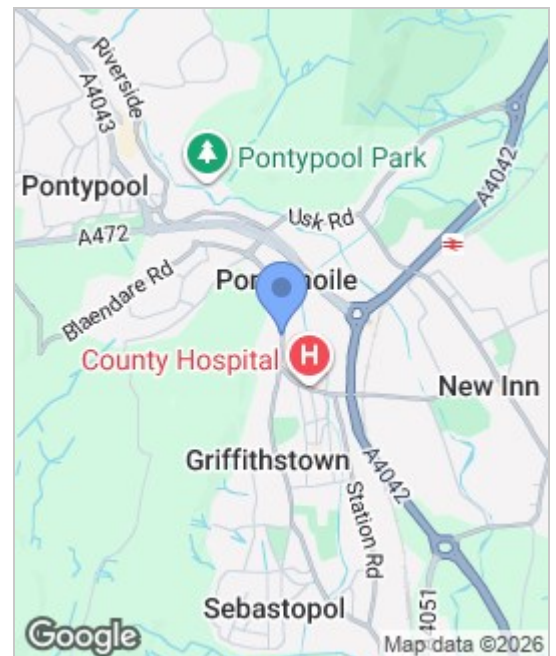
Externally, the rear garden slopes gently upwards and features a paved seating area leading to a decked section, ideal for outdoor dining. Beyond this is a generous lawn area, offering plenty of space for relaxation or family use.

This attractive home must be viewed to be fully appreciated.

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.



59 STAFFORD ROAD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	82	England & Wales
		53	EU Directive 2002/91/EC

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