



## 23 Coed Y Gric Road, Pontypool, NP4 5HE

### Asking price £340,000



Nestled in the charming area of Griffithstown, this delightful detached house on Coed Y Gric Road offers a perfect blend of comfort and style. With three well proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

With its appealing features and prime location, this detached house on Coed Y Gric Road is a wonderful opportunity for anyone looking to make a new home in Pontypool. Do not miss the chance to view this property and envision the possibilities it holds for you and your family.



## MAIN DESCRIPTION

This beautifully presented and extended bay fronted detached family home is ideally situated just a short walk from the scenic Monmouthshire and Brecon Canal, offering a blend of space, character, and convenience. Located close to schools, local shops, and a wide range of amenities, the property also benefits from excellent bus routes and road links, making it perfect for families and commuters alike.

Upon entering the home, you are welcomed into an entrance hall with stairs rising to the first floor. The main lounge is generously proportioned, featuring a large bay window to the front that floods the space with natural light, along with double doors opening to the rear garden, creating a wonderful indoor-outdoor flow. A second reception room, also with a bay window to the front, provides a cosy living space and benefits from a feature multi-fuel burner – ideal for relaxing evenings.

The heart of the home is the spacious kitchen/breakfast room, well equipped with a range of base and wall units, work surfaces, a gas hob and electric oven, integrated freezer, and plumbing for a washing machine. There is ample space for a fridge/freezer as well as a dining table and chairs, making it a perfect space for family meals and entertaining. A window overlooks the rear garden, and a side door provides easy access outdoors.

Also on the ground floor is a convenient WC comprising a low level WC, pedestal wash hand basin, window, and housing the wall mounted boiler.

To the first floor are three well proportioned bedrooms, including a spacious master bedroom which benefits from an en-suite shower room. The family bathroom is fitted with a panelled bath with shower over, pedestal wash hand basin, low level WC, and window for natural ventilation.

Outside, the rear garden is fully enclosed and designed with both relaxation and entertaining in mind. A paved patio area leads to a lawned section via steps, offering a versatile space for family activities, summer gatherings, or simply enjoying the outdoors.

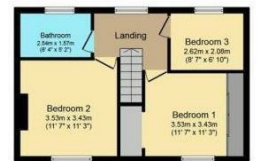
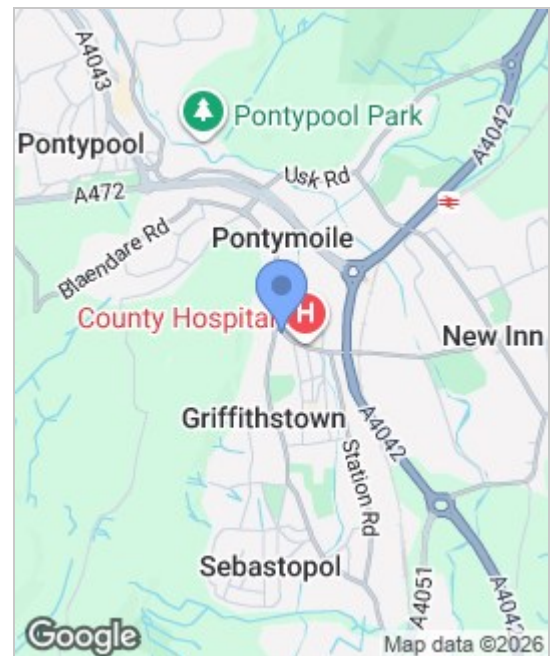
This is a superb opportunity to acquire a spacious, well maintained family home in a desirable location. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Offered in excellent condition – a must see home.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

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 94.0 sq. m. (1,012 sq. ft.) approx.

This floor plan is for illustrative purposes only and does not constitute an offer of the property. The position and size of doors, windows and other features are approximately indicated and are not guaranteed.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs 92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	<b>78</b> <b>59</b>
England & Wales EU Directive 2002/91/EC	

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

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