



22 St. Augustine Road, Pontypool, NP4 5EX

Guide price £220,000



GUIDE PRICE £220,000-£230,000 *** BACK ON MARKET DUE TO LOWER CHAIN FALLING THROUGH*** Welcome to this charming bungalow located on St. Augustine Road in the delightful area of Griffithstown, Pontypool. This semi-detached property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, there's plenty of space for a small family or guests to stay over.

Whether you're looking for a starter home or a downsizing opportunity, this property has the potential to be the perfect fit for you.

Don't miss out on the chance to make this lovely bungalow your new home. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.



MAIN DESCRIPTION

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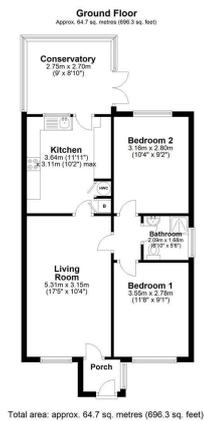
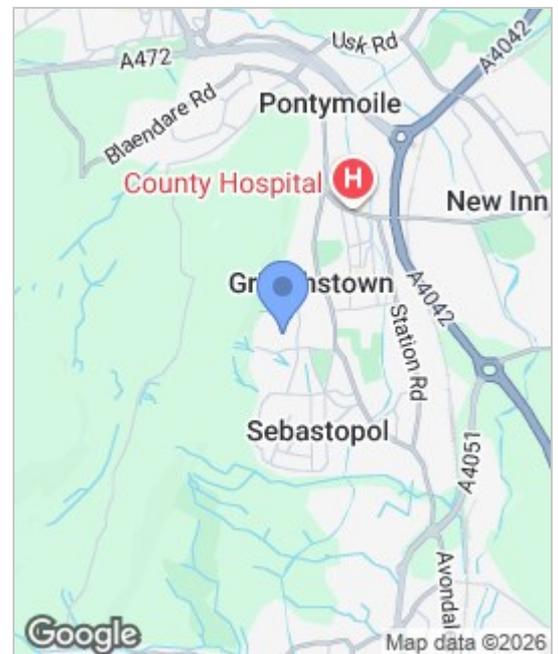
£230,000*** One2One Estate

Agents are pleased to offer for sale this semi detached bungalow situated in the popular Griffithstown area, close to local schools, shops and amenities. The property briefly comprises entrance hall with door to front, spacious lounge, fitted kitchen with a range of base and wall units, work surface over, space for appliances, door to conservatory with doors to rear garden. Two double bedrooms, bedroom one having fitted wardrobes and parquet flooring and bathroom comprising bath with disabled access, pedestal wash hand basin, low level wc, heated towel rail and window to side. The property further benefits from an enclosed rear garden with paved area, steps leading to stone chipping area with plants and shrubs. To the front is a driveway leading to garage. MUST BE VIEWED. NO CHAIN.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

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.



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	85	66

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.

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