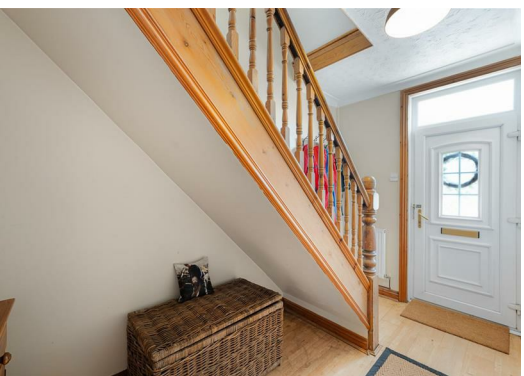


64 Station Road, Pontypool, NP4 5JH
Asking price £210,000

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One2One Estate Agents are pleased to present this charming semi-detached house located on Station Road in the desirable area of Griffithstown, Pontypool. This well-maintained property offers a delightful blend of character and modern living, making it an ideal home for families or couples alike.

With its prime location close to local schools, shops, and a variety of amenities, as well as easy access to scenic walks and excellent transport links, this property is not to be missed. We invite you to view this delightful home and discover all it has to offer....







MAIN DESCRIPTION

One2One Estate Agents are delighted to offer for sale this well-presented semi-detached property, ideally situated in the highly sought-after area of Griffithstown. Conveniently located close to local schools, shops, and a range of everyday amenities, the property also benefits from easy access to picturesque walks, the Monmouthshire and Brecon Canal, cycle paths, Cwmbran and Pontypool town centres, train stations, excellent road links, the M4 corridor, and the Grange University Hospital.

The accommodation briefly comprises an enclosed entrance porch leading into a spacious lounge, featuring a front-facing window and an attractive cast iron fireplace. The lounge opens seamlessly into the dining room, creating a sociable open-plan living space centred around a charming multi-fuel fire. The fitted kitchen offers a range of base and wall-mounted units, along with space for freestanding appliances, and leads through to the conservatory. Off the conservatory is a convenient cloakroom/WC and a useful storage cupboard.

To the first floor are two generous double bedrooms, with the principal bedroom benefiting from two double-glazed windows to the front, allowing for an abundance of natural light, as well as attractive wooden flooring. Completing the accommodation is a recently renovated family bathroom, finished to a modern standard.

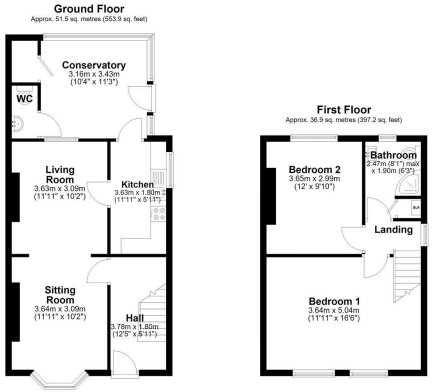
Externally, the property boasts a large enclosed rear garden, providing ample outdoor space for relaxation and entertaining. Side access leads to the front of the property, where there is off-road parking for approximately three to four vehicles. The property further benefits from having no onward chain.

TENURE - FREEHOLD

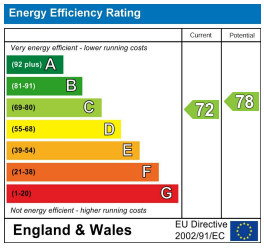
COUNCIL TAX BAND - C

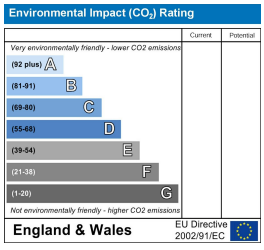
NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.





Total area: approx. 88.4 sq. metres (951.1 sq. feet)





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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