



Sage & Co.

Property Agents

Sage & Co.
Property Agents
Professional Independent Local Estate Agency



11 Park Street, Griffithstown, Pontypool, Gwent NP4 5HR

£150,000

A well-presented TWO BEDROOM, MID-TERRACED property situated in the popular village of Griffithstown, offering an excellent opportunity for first-time buyers, investors or young families alike.

The ground floor boasts a bright OPEN-PLAN living and dining room, ideal for entertaining family and friends, complemented by a modern fitted kitchen.

To the first floor are two bedrooms, with the primary bedroom of a generous size, along with a shower / wet room.

Externally, the property benefits from an enclosed rear garden, perfect for outdoor relaxation.

Ideally located on Park Street, the home is within walking distance of local amenities, including a café and pharmacy, with schools nearby and excellent transport links close at hand. The property also enjoys proximity to the Monmouthshire & Brecon Canal, offering scenic walks and leisure opportunities.

Early viewing is highly recommended – not to be missed. Council tax band B, EPC rating D



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 Email: cwmbran@sageandco.co.uk

www.sageandco.co.uk

Entrance

Part glazed front entrance door to;

Entrance Hall

Radiator, ceramic tile flooring, stairs to first floor, door to;

Open Plan Living Room/Dining Room

Living Room

10'5" x 12'2" (3.19 x 3.71)

Double glazed window to front, radiator, coving

Dining Room

11'0" x 12'5" (3.37 x 3.81)

Double glazed window to rear, radiator, coving, under stair storage space

Kitchen

8'8" x 8'0" (2.65 x 2.44)

Contemporary kitchen fitted with a range of base and eye level wall units, roll edge work surfaces, inset stainless steel sink unit, inset gas hob, oven under, stainless steel file hood over, vertical radiator, space for fridge/freezer, plumbing for automatic washing machine, coving, double glazed window to side, part glazed door to rear

First Floor

Access to loft space, coving, doors to;

Bedroom One

10'5" x 15'8" (3.19 x 4.78)

Two double glazed windows to front, radiator, coving

Bedroom Two

11'0" x 9'11" (3.37 x 3.04)

Radiator, double glazed window to rear, radiator, coving

Shower Room/Wet Room

9'5" max x 7'8" (2.89 max x 2.36)

Mains shower, pedestal wash hand basin, low level WC, obscure double glazed window to side, radiator, built-in cupboard housing boiler

Outside

Pedestrian access to front entrance door, shared side access

Enclosed rear garden, courtyard to lower level with steps up to remainder laid to lawn

Tenure

We have been advised the property is freehold, to be verified

Measurements and floorplans are supplied as guidance and must be considered as approximate only

