ONE2ONE
ESTATE AGENTS

26 Sunnybank Road, Pontypool, NP4 5LT
Offers in the region of £250,000

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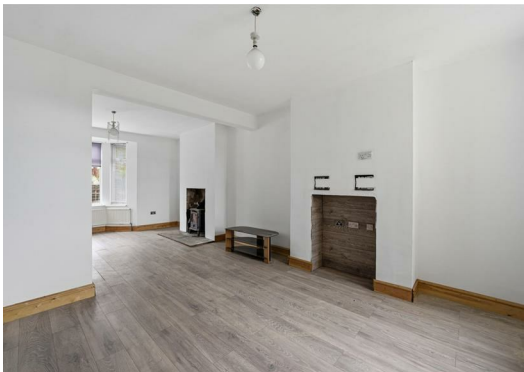
*** GUIDE PRICE £260,000 - £270,000 *** This semi-detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The two reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings or enjoy quiet evenings in.

Additionally, the property boasts parking for two vehicles, a valuable feature in this desirable area, allowing for easy access and convenience.

Griffithstown is known for its friendly community and excellent local amenities, making it an attractive location for those looking to settle down. With its inviting atmosphere and practical layout, this semi-detached house on Sunnybank Road is a wonderful opportunity for anyone seeking a new home in Pontypool. Don't miss the chance to make this charming property your own.



MAIN DESCRIPTION

Offered with no onward chain, this spacious semi detached home is situated in a sought after location, ideally positioned close to well-regarded schools, local shops, excellent bus routes, and major road links—making it perfect for families and commuters alike.

The property welcomes you with an entrance hall featuring stairs to the first floor. The ground floor boasts a generous open plan lounge and dining room, enhanced by a bay window to the front and an additional rear window, creating a bright and airy living space ideal for entertaining or relaxing.

To the rear, a well equipped kitchen/breakfast room offers a range of base and wall units, electric oven and hob, a breakfast bar, and space for a fridge/freezer. A utility cupboard provides plumbing for a washing machine. A side door and window add natural light and functionality, while a sun room off the kitchen gives direct access to the enclosed rear garden, offering a perfect additional space for morning coffee or children's play.

Upstairs, the first floor accommodates four bedrooms, providing flexible space for family members or home working. The family bathroom is fitted with a panelled bath, pedestal wash hand basin, low level WC, and a window for natural ventilation. From the landing, stairs lead to a converted loft room, complete with windows, offering further versatile space ideal as a home office, playroom, or guest area.

Outside, the enclosed rear garden features a paved seating area and a well maintained lawn. There is also off road parking to the rear, a rare benefit for this style of property.

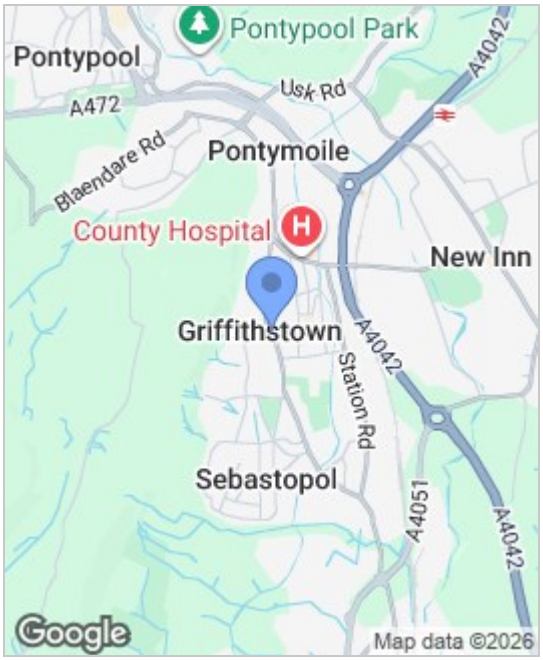
While the home is spacious throughout, it also offers scope for personalisation and finishing touches, giving buyers the opportunity to make it truly their own.

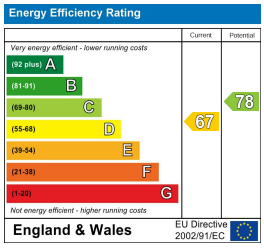
This excellent family home offers spacious accommodation in a highly convenient location and must be viewed to appreciate the potential on offer.

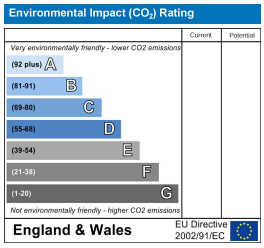
TENURE: LEASEHOLD - DETAILS TBC

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.







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