



25 Austin Road, Pontypool, NP4 5ER

Asking price £150,000



Nestled on Austin Road in the area of Sebastopol, this mid-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a reception room, perfect for relaxing or entertaining guests.

With two bedrooms, this residence is ideal for small families, couples, or individuals looking for extra space. The layout is thoughtfully designed to maximise comfort and functionality, ensuring that each room serves its purpose well.

This mid-terrace house is not just a place to live; it is a home where memories can be made. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Do not miss the chance to view this delightful home in a sought-after area.



MAIN DESCRIPTION

This terraced cottage ideally situated in the popular area of Sebastopol, conveniently located close to local schools, amenities, and offering excellent bus routes and road links.

The accommodation is entered via a welcoming lounge with a front-facing window providing natural light. To the rear, there is a fitted kitchen comprising a range of base and wall units with complementary work surfaces, space for appliances, and a window and door leading out to the rear. Stairs from the kitchen rise to the first floor.

The first-floor accommodation offers two bedrooms, with Bedroom One benefiting from a built-in cupboard, while Bedroom Two features a cupboard housing the boiler. The shower room is fitted with a shower cubicle, low-level WC, and pedestal wash hand basin.

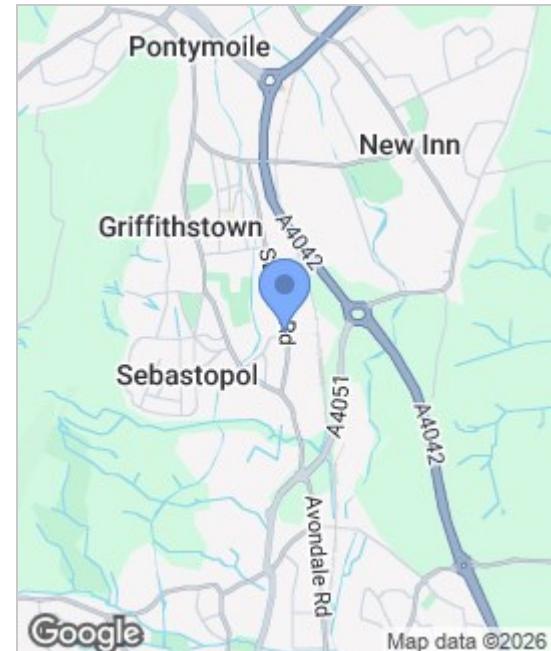
Externally, the property enjoys a rear paved area with a purpose-built shed, steps leading up to a garden area laid with chippings and complemented by a rockery, providing a low-maintenance outdoor space. External garden tap at the rear. There is a path along the back of the houses allowing access for residents. A communal carpark is opposite the property.

TENURE: FREEHOLD

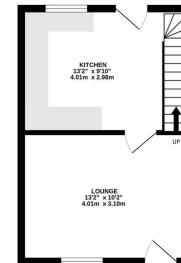
COUNCIL TAX BAND: A

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

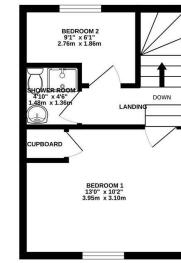
would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



GROUND FLOOR
263 sq ft. (24.4 sq m.) approx.



1ST FLOOR
253 sq ft. (23.5 sq m.) approx.



TOTAL FLOOR AREA: 520 sq ft. (47.9 sq m.) approx.
Under every property has been made to create the accuracy of the floor plan, measurements, floor areas and room sizes. This plan is for illustration purposes only and should be used as such by prospective buyers. No responsibility can be accepted for any inaccuracies or omissions in this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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

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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