



## 50 Hanbury Road, Pontnewynydd, Pontypool, NP4 6PH

Asking Price £90,000

Offered for sale with NO ONWARD CHAIN, this well-presented TWO BEDROOM, MID-TERRACE property is an ideal first-time purchase or investment opportunity. Conveniently located on Hanbury Road, the property is within close proximity to Pontypool Town Centre, providing easy access to local shops, amenities, and transport links.

The accommodation is arranged over two floors. To the ground floor is an open-plan lounge/diner, creating a versatile living space, complemented by a fitted kitchen to the rear.

The first floor comprises two bedrooms and a shower room.

With its central location and no onward chain, this property offers a straightforward purchase and represents a fantastic opportunity for buyers looking to step onto the property ladder or expand their rental portfolio.

Council Tax Band: A, EPC Rating: D



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

### Entrance

Part glazed front entrance door to;

### Entrance Porch

Double glazed window to front, door to;

### Living/Dining Room

16'11" max x 12'9" max (5.18 max x 3.91 max)

Double glazed window to front, obscure double glazed window to rear, two radiators, opening to;

### Kitchen

7'3" x 4'8" (2.23 x 1.43)

Fitted with a range of base and eye level units, roll edge work surfaces, inset stainless steel sink unit and drainer, inset gas hob, space for washing machine, ceramic tile splashbacks, obscure double glazed window to rear.

### First Floor

Access to loft space, doors to;

### Bedroom One

8'7" x 10'2" (2.63 x 3.10)

Double glazed window to front, radiator, built-in storage cupboard.

### Bedroom Two

8'1" x 8'5" narrowing to 4'11" (2.47 x 2.58 narrowing to 1.50 )

Double glazed window to rear, built-in wardrobe with shelving to one wall, built-in cupboard housing boiler.

### Shower Room

Electric shower cubicle, low level WC, pedestal wash hand basin, chrome towel radiator, fully ceramic tile walls, obscure double glazed window to rear.

### Tenure

We have been advised Freehold, to be verified.

