



6 Greenway Close, Griffithstown, Pontypool, NP4 5BA

Guide Price £350,000

GUIDE PRICE: £350,000 - £375,000

A well-presented FOUR BEDROOM, DETACHED family home situated in the popular and sought-after village of Griffithstown. Offering generous and versatile living accommodation throughout, this property provides an excellent family home with plenty of space to grow. The ground floor comprises a welcoming living room, separate dining room, fitted kitchen, useful utility room and family shower room suite. To the first floor are four well-proportioned bedrooms and a family bathroom suite. Externally, the property benefits from a generous garden, providing an ideal space for families to enjoy during the warmer months, as well as for entertaining family and friends. Further benefits include a garage and driveway providing off-road parking. The property is ideally positioned close to well-regarded local schools, a range of amenities, Cwmbran Town Centre and excellent transport links, making it an excellent choice for families and commuters alike.

Viewing is highly recommended to fully appreciate the spacious accommodation, desirable location and potential this excellent family home has to offer.

EPC Rating: D Council Tax Band: E



Lakeside House,
Cwmbran NP44 3GA
E: cwmbran@sageandco.co.uk

T: 01633 838888
www.sageandco.co.uk



65 Tredegar Street,
Risca NP11 6BW
E: risca@sageandco.co.uk



Entrance

Part glazed front entrance door

Entrance Hall

Radiator, doors to:

Shower Room

9'0" x 6'2" (2.75m x 1.89m)

Three piece suite comprised, electric shower quadrant, low level WC, vanity wash hand basin, fitted base units to one wall, opaque double glazed window to rear, radiator, ceramic tile splashbacks, extractor fan, spotlights to ceiling

Utility Room

3'10" x 7'0" (1.18m x 2.14m)

Radiator, plumbing for automatic washing machine, space for tumble dryer

Inner Hallway

Stairs to first floor, under stair storage cupboard, double radiator, coving, opening and door to:

Kitchen

11'1" x 9'8" (3.39m x 2.96m)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces, inset composite one and a half bowl sink and drainer unit, gas hob with extractor hood over, inset double oven, inset dishwasher, ceramic tile splash backs, double glazed window to front, inset spotlights to ceiling, inset fridge and inset freezer

Dining Room

11'7" x 11'0" (3.55m x 3.36m)

Double glazed patio doors to front, radiator, coving, steps down to:

Living Room

12'9" x 14'4" (3.91m x 4.38m)

Double glazed French doors to rear, feature fire place and surround, coving, radiator

First Floor

Access to loft space, built in cupboard housing boiler, coving, doors to:

Bedroom One

14'11" x 11'5" (4.55m x 3.49m)

Double glazed window to rear with panoramic views, radiator, fitted wardrobes to one wall

Bedroom Two

12'9" x 10'11" (3.89m x 3.35m)

Double glazed window to rear with panoramic views, radiator, coving

Bedroom Three

11'3" x 9'8" (3.43m x 2.96m)

Double glazed window to front, radiator, coving

Bedroom Four

6'11" x 11'1" (2.12m x 3.39m)

Double glazed window to front, radiator, coving

Bathroom

7'10" max x 7'9" (2.41m max x 2.37m)

Four piece suite comprised: panelled bath, mains shower quadrant, low level WC, vanity wash hand basin, ceramic tile splash backs, inset spotlights to ceiling, ceramic tile splashbacks, chrome towel radiator, opaque double glazed window to side

Outside

Front- Driveway parking, access to garage, side access to rear, remainder laid to gravel and established shrubs

Rear- Enclosed garden with wooden fencing, mainly laid to lawn with shrubs, remainder laid to decking and patio

Tenure

We have been advised that the property is Freehold, to be verified

