



42 College Road, Penygarn, Pontypool, NP4 8BX

£250,000

NO ONWARD CHAIN!! Beautifully presented and move-in ready, this attractive THREE-BEDROOM SEMI-DETACHED property in Penygarn, Pontypool is offered for sale with no onward chain, making it an excellent opportunity for first-time buyers or families alike.

The property boasts a SPACIOUS LIVING ROOM with French doors opening into a bright conservatory, creating a fantastic space for relaxing or hosting family gatherings. A contemporary kitchen/diner serves as the heart of the home, complemented by a useful utility room.

To the first floor are three well-proportioned and tastefully decorated bedrooms, including a master bedroom with en-suite facilities, alongside a modern family bathroom suite. Externally, the home benefits from a generous rear garden, perfect for outdoor entertaining and enjoying the warmer months.

Ideally located, the property is within close proximity to Pontypool Park, offering beautiful walks and open green space, as well as local schools and Pontypool Town Centre, providing a range of amenities. Early viewing is highly recommended.

EPC Rating: D Council Tax Band: C



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:

Entrance Hall

Stairs to first floor, ceramic tile flooring, doors to:

Living Room

11'0" x 18'0" (3.37m x 5.50m)

Double glazed window to front with panoramic views, feature log burner with feature effect surround, designer vertical radiator, double glazed French doors to:

Conservatory

9'10" x 9'10" (3.02m x 3.01m)

Double glazed window to rear and side aspects, double glazed French doors to side, inset spotlights to ceiling

Kitchen / Diner

17'10" x 10'0" (5.45m x 3.05m)

Contemporary fitted kitchen with a range of base and eye level wall units, work preparation surfaces over, inset one and a half composite sink and drainer unit, integral eye level oven and microwave, integral fridge/freezer and dishwasher. Island with inset electric hob and extractor over, integral wine fridge, radiator, double glazed window to front and rear aspects, inset spotlights to ceiling, door to:

Utility Area

7'8" x 4'2" (2.35m x 1.29m)

Fitted with base and eye level wall units, space for automatic washing machine, part glazed door to rear

First Floor

Access to loft space, double glazed window to rear, vertical radiator, built in cupboard housing boiler, doors to:

Bedroom One

12'0" x 10'2" (3.68 x 3.12)

Double glazed window to front with panoramic views, radiator, door to;

En-Suite

4'2" m x 5'5" (1.28 m x 1.66)

Three piece suite comprising; mains shower cubicle, vanity wash hand basin, low level WC, chrome towel radiator, ceramic tile splashbacks, inset spotlights to ceiling, electric shaver point

Bedroom Two

9'3" x 10'4" (2.83 x 3.15)

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

Bedroom Three

8'3" x 8'0" (2.54 x 2.46)

Double glazed window to rear, radiator, coving, 3 Ikea Pax wardrobes to remain

Bathroom

5'7" x 7'1" (1.71 x 2.18)

Three piece suite comprising; panelled bath with mains shower over, vanity wash hand basin, low level WC, ceramic tile splashbacks, inset spot lights to ceiling, obscure double glazed window to side, chrome towel radiator

Outside

Front - chippings to the front with steps up to front entrance door, side gate access to rear

Rear - Enclosed rear garden, mainly laid to lawn, remainder laid to slate chippings, tap connected, two sheds to remain

Tenure

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

