ONE2ONE
ESTATE AGENTS

57 Bryn Heulog, Pontypool, NP4 5SU
Guide price £230,000

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GUIDE PRICE £230,000-£240,000 Welcome to this semi-detached house located in the desirable area of Bryn Heulog, Griffithstown. This delightful property offers a perfect blend of comfort and convenience, making it an ideal home for families or those seeking a peaceful retreat.

The property features a ground floor shower room and first floor bathroom, designed with both style and functionality in mind, catering to the needs of a busy household. The layout of the home is thoughtfully designed to maximise space and comfort, making it a practical choice for everyday living.

Outside, you will appreciate the convenience of parking for two vehicles, a valuable asset in today's busy world. The surrounding area offers a range of local amenities, including shops,

MAIN DESCRIPTION

This well presented semi detached family home is ideally situated in a convenient residential location close to local schools, shops and a range of everyday amenities. The property also benefits from good road links, making it ideal for those commuting to nearby towns and cities.

The accommodation is entered via an entrance hall with stairs rising to the first floor. To the ground floor there is a useful shower room fitted with a shower cubicle, vanity wash hand basin, low level WC and a window providing natural light and ventilation.

The main living space has been designed in an open plan style, creating a bright and sociable lounge, kitchen and dining area that is ideal for modern family living and entertaining. The kitchen is fitted with a range of base and wall mounted units providing ample storage and worktop space, along with a breakfast bar for informal dining. Integrated appliances include an electric double oven, induction hob with extractor fan, dishwasher and built-in bin storage. Windows to the rear enjoy pleasant views and allow plenty of natural light to fill the room, while the layout flows comfortably between the cooking, dining and living areas.

A door with steps leads down to a useful utility room which provides plumbing for a washing machine, a wash hand basin and additional space for storage. The room also benefits from a door and window to the rear, providing convenient access to the garden.

To the first floor there are three bedrooms. Bedroom two benefits from fitted wardrobes, providing useful storage space. The family bathroom is fitted with a panelled bath, pedestal wash hand basin, low level WC and a window.

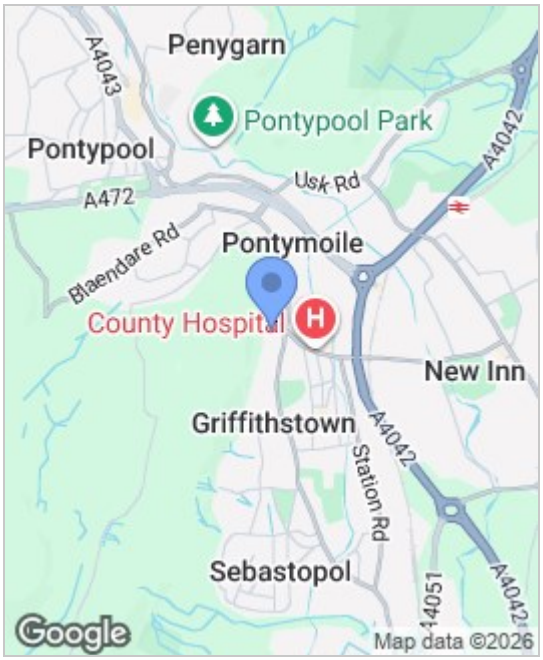
Outside, the rear garden features a patio area which provides an ideal space for outdoor seating and dining. To the front of the property there is a driveway providing off road parking and access to the garage.

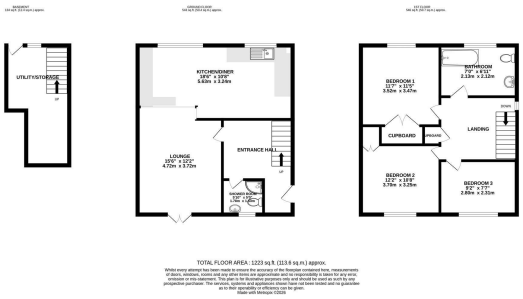
This family home offers well arranged accommodation in a convenient location and must be viewed to be fully appreciated.

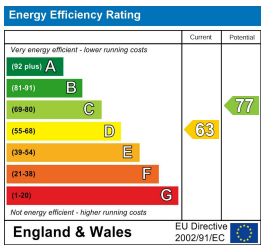
TENURE: FREEHOLD

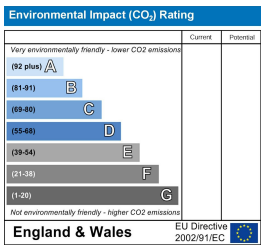
COUNCIL TAX BAND: D

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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