



38 Broad Street, Griffithstown, NP4 5JA

Asking Price £130,000

NO ONWARD CHAIN!! NOT TO BE MISSED!!

Situated in the popular residential area of Griffithstown, this TWO BEDROOM, MID-TERRACED property offers comfortable living in a sought-after location. The property benefits from a spacious living/dining area with double doors that lead into the kitchen, creating an open and inviting space perfect for family life. The ground floor also includes a bathroom suite, providing all the essentials for modern living. Upstairs, you'll find two generously sized double bedrooms, offering ample space and flexibility.

Outside, the property boasts a generous rear garden, ideal for hosting gatherings with family and friends or enjoying some outdoor relaxation. Situated in close proximity to the Monmouthshire and Brecon Canal, as well as local shops, schools, and transport links, this property is well-positioned for convenient access to everything you need. With no onward chain, this is an ideal opportunity for first-time buyers, investors or those looking to move quickly. Don't miss out—contact us today to arrange a viewing!

Council tax band B, EPC rating D.



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
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Entrance

Part glazed front entrance door to;

Entrance Hall

Ceramic tile flooring, door to;

Lounge/Dining Room

20'10" x 9'3" (6.37 x 2.84)

Double glazed window to front, feature fire place and surround, coving, under stair storage cupboard, radiator, stairs to first floor, doors to;

Kitchen

9'9" x 8'5" (2.98 x 2.59)

Fitted with a range of base and eye level wall units, roll edge work tops, inset stainless steel sink unit, ceramic tile splashbacks, extractor fan, double radiator, double glazed window to rear, part glazed door to rear.

Bathroom

9'9" x 4'4" (2.98 x 1.34)

Three piece suite comprising; Panelled bath with electric shower over, low level WC, pedestal wash hand basin, ceramic tile walls, obscure double glazed window to rear, coving, radiator, extractor fan.

First Floor

Access to loft space, doors to;

Bedroom One

10'2" x 12'7" (3.11 x 3.86)

Double glazed window to front, radiator.

Bedroom Two

10'3" x 9'8" (3.14 x 2.96)

Double glazed window to rear, radiator, built-in storage cupboard, housing Combi boiler.

Outside

Pedestrian access to front entrance door, side access to rear.

Enclosed rear garden, mainly laid to lawn with remainder laid to patio, tap connected.

Tenure

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

Agents Note

The vendor of this property has a connection to a member of staff at Sage & Co.

