ONE2ONE
ESTATE AGENTS

7 Hanbury Grove, Pontypool, NP4 6FD
Guide price £265,000

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*** GUIDE PRICE £265,000 - £275,000 *** Welcome to this charming terraced house located in the desirable area of Hanbury Grove, Pontypool. This well-presented property offers a perfect blend of comfort and convenience, making it an ideal choice for families or first-time buyers.

Additionally, the absence of a chain means that you can move in without delay, making this an attractive option for those looking to settle in quickly.

In summary, this terraced house in Hanbury Grove is a fantastic opportunity for anyone seeking a well-maintained home in a lovely location. With its three bedrooms, inviting reception room, and convenient parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your own.

MAIN DESCRIPTION

Situated in a highly sought-after location, this well-presented semi-detached property offers convenient access to a range of local amenities in Pontypool, along with excellent road links for commuting.

The accommodation briefly comprises an inviting entrance hall with stairs leading to the first floor and a useful storage cupboard. The ground floor also benefits from a convenient WC, fitted with a vanity wash hand basin incorporating a WC and a window for natural light.

The lounge is bright and welcoming, featuring a bay window to the front and a stylish media wall, creating an ideal space for relaxation. To the rear, the modern kitchen/diner is fitted with a range of base and wall units and includes an electric hob and oven with extractor over, as well as integrated appliances such as a dishwasher, washing machine, and fridge/freezer. Patio doors open out onto the rear garden, making it a great space for entertaining.

On the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and an additional storage cupboard. The family bathroom is fitted with a panelled bath with a rainfall shower over, along with a vanity wash hand basin incorporating a WC and a window.

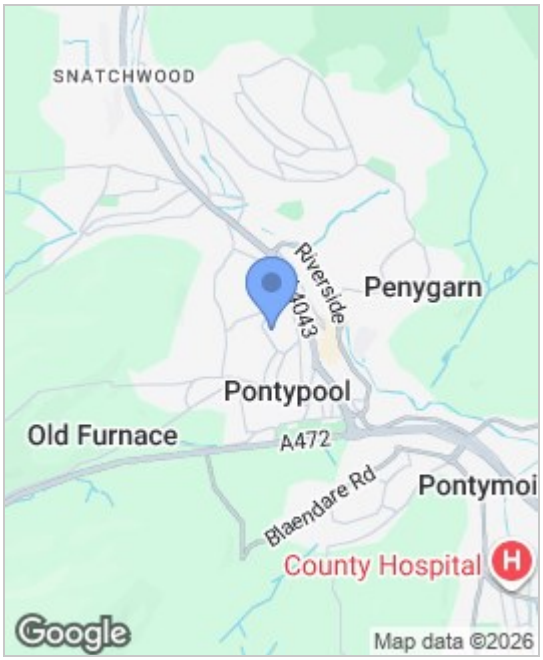
Externally, the property boasts a low-maintenance south facing rear garden with artificial grass and a patio seating area. To the front, there is a driveway providing off-road parking.

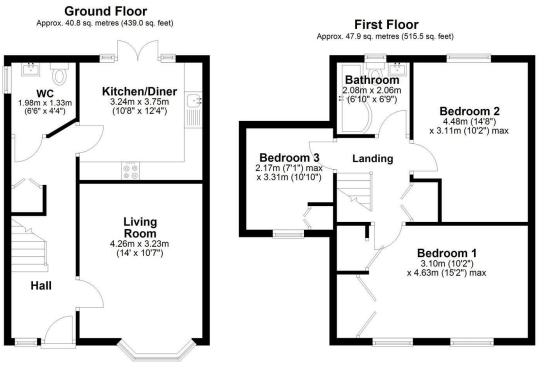
Offered with no onward chain, this property must be viewed to be fully appreciated.

TENURE: FREEHOLD

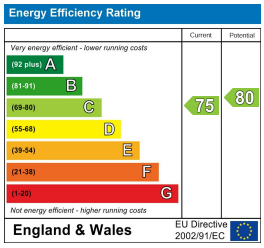
COUNCIL TAX BAND: D

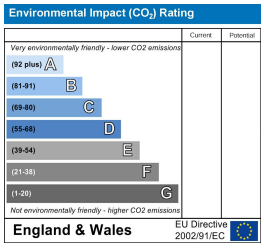
NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.





Total area: approx. 88.7 sq. metres (954.4 sq. feet)





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5 - 7 New Street, Cwmbran, Torfaen, NP44 1EE
Tel: 01633 495 699
Email: enquiries@one2oneestateagents.co.uk