



**42 Lansdowne, Sebastopol, Pontypool, Gwent NP4 5EE**  
**£230,000**

A beautifully presented THREE BEDROOM SEMI-DETACHED home, ideally suited for first-time buyers and families alike, located in the sought-after residential area of Sebastopol, Pontypool.

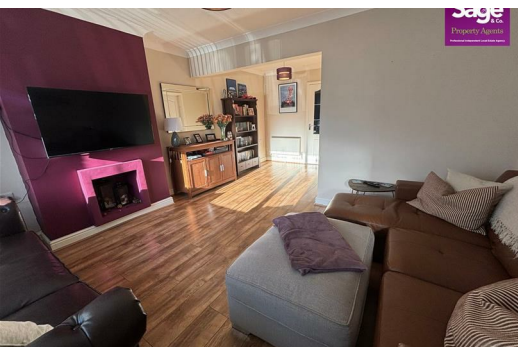
This inviting property offers a spacious layout throughout, beginning with a GENEROUS LIVING room perfect for relaxing or hosting guests. The CONTEMPORARY KITCHEN / DINER provides an excellent setting for family meals, featuring modern fittings and French doors that open out to the enclosed rear garden. A convenient utility room and ground-floor WC further enhance practicality on the ground level.

Upstairs, the home comprises three well-proportioned bedrooms and a stylish, modern shower suite. Outside, the property boasts an enclosed rear garden, a GARAGE, and OFF-ROAD PARKING.

Situated in a highly popular location, the home is within close proximity to well-regarded schools, local amenities, Cwmbran Town Centre, and the scenic Monmouthshire & Brecon Canal —an ideal spot for leisurely walks and outdoor enjoyment.

Viewing is highly recommended to appreciate all that this exceptional property has to offer.

Council Tax Band - C  
EPC Rating - D



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
**Telephone:** 01633 838 888 **Email:** cwmbran@sageandco.co.uk

### Entrance

Part glazed front entrance door to;

### Entrance Hall

Radiator, wood laminate flooring, stairs to first floor, door to;

### Lounge

14'0" x 11'7" (4.27 x 3.54 )

Wood laminate flooring, radiator, coving, double glazed window to front, recessed feature fire place, open plan into;

### Study/Dining Room

8'0" x 7'10" (2.44 x 2.40)

Wood laminate flooring, radiator, coving, door to Kitchen/Dining Room and door to;

### Utility Room

Plumbing for automatic washing machine, base and eye level wall units, fitted work surfaces, door to outside, wood laminate flooring, coving, door to;

### WC/Cloakroom

Low level WC, pedestal wash hand basin, obscure double glazed window to side, extractor fan

### Kitchen/Diner

15'8" x 8'10" (4.80 x 2.70)

Fitted with a range of base and eye level wall units, fitted work preparation surfaces, inset ceramic sink unit, fitted breakfast bar, double glazed window to rear, wood laminate flooring, French doors to outside, radiator, gas cooker to remain, stainless steel extractor over, space for dishwasher, space for fridge freezer to remain, spot lights to ceiling

### First Floor

Access to loft space with Combi boiler, double glazed window to side, doors to;

### Shower Room

Fitted contemporary style suite comprising Double shower unit with mains powered shower, low level WC, vanity wash hand basin, fully ceramic tile walls and flooring, chrome towel radiator, obscure double glazed window to rear, extractor fan and spots to ceiling.

### Bedroom One

11'7" x 10'5" (3.54 x 3.19)

Double glazed window to front, fitted double wardrobe, radiator

### Bedroom Two

11'1" x 8'0" (3.40 x 2.44 )

Double glazed window to rear, radiator.

### Bedroom Three

7'10" x 6'7" (2.39 x 2.01 )

Double glazed window to front, radiator, built-in store cupboard.

### Outside

Enclosed front garden mostly laid to lawn with side access to

the rear garden.

To the rear of the property artificial grass garden with gate to front, gate to car hardstand and former garage - now used as a workshop/storage facility.

### Tenure

We have been advised that the property is Freehold. To be verified

Measurements and floorplans are supplied as guidance and must be considered as approximate only

