



119 Churchwood, Griffithstown, Pontypool, NP4 5SY
Asking Price £255,000

Situated within the highly sought-after Churchwood development in Griffithstown, this beautifully presented THREE BEDROOM, SEMI-DETACHED property is offered in move-in ready condition, making it an ideal purchase for first-time buyers or growing families. The accommodation is thoughtfully arranged and comprises a welcoming living room, convenient ground floor WC, and a spacious open-plan kitchen/dining area, perfect for modern family living. A conservatory extends the living space further, creating an excellent area for entertaining guests or enjoying time with family and friends. To the first floor, the property offers three well-proportioned bedrooms and a contemporary family bathroom. Externally, the home benefits from a generous, enclosed rear garden designed for low-maintenance living, providing a safe and versatile outdoor space that is ideal for children, family gatherings, and summer entertaining. Additional benefits include driveway parking to the front. Conveniently located close to a range of local schools, Cwmbran Town Centre, and excellent transport links, the property also enjoys easy access to the Monmouthshire & Brecon Canal, offering scenic walks and outdoor leisure opportunities right on the doorstep.

Early viewing is highly recommended to fully appreciate all that this fantastic family home has to offer.

EPC Rating: C
Council Tax Band: D



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

Part glazed composite front entrance door to

Entrance Hall

Radiator, stairs to first floor, doors to

Cloakroom/ WC

5'10" x 3'2" (1.78m x 0.99m)

Low level WC, pedestal wash hand basin, ceramic tiled splashbacks, obscure double glazed window to front, radiator

Lounge

13'11" x 8'3" (4.26m x 2.53m)

Double glazed window to front, feature electric fire and surround, radiator, opening to

Kitchen / Diner

kitchen 9'9" x 8'4" / diner 8'8" x 7'1" (kitchen 2.98m x 2.56m / diner 2.65m x 2.16m)

Fitted with a range of base and eye level wall units with roll top work preparation surfaces over, inset one and half bowl sink and drainer unit, inset gas hob with oven under and extractor over, space for fridge/freezer, plumbing for automatic washing machine, ceramic tile splashbacks, space for dishwasher, wall mounted boiler, double glazed window to rear, built-in under stair storage cupboard, radiator, double glazed French doors to;

Conservatory

12'9" x 8'2" (3.90m x 2.51m)

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

First Floor

Access to loft space (part boarded), built-in airing cupboard, doors to;

Bedroom One

8'5" x 12'2" (2.58m x 3.73m)

Double glazed window to front, radiator, built-in cupboard and wardrobes with sliding doors to one wall

Bedroom Two

8'11" x 9'3" (2.73m x 2.84m)

Double glazed window to rear, radiator

Bedroom Three

8'11" x 5'10" (2.73m x 1.80m)

Double glazed window to rear, radiator

Bathroom

6'3" x 6'2" (1.93m x 1.89m)

Three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC, towel radiator, ceramic tile splashbacks, obscure double glazed window to side, extractor fan

Outside

Driveway parking, paved path to front entrance door, side gate access to rear.

Enclosed, low maintenance rear garden with wooden fencing, mainly laid to artificial grass with the remainder laid to patio, tap connected

Tenure

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

