



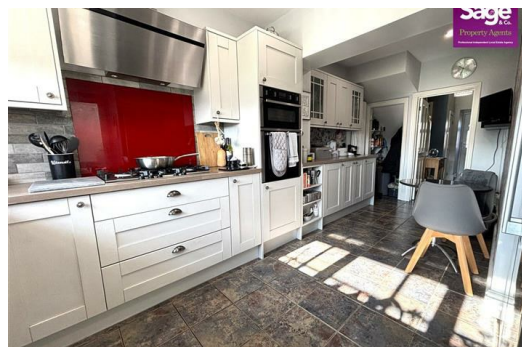
68 Blaendare Road, Pontypool, Gwent NP4 5RU
Guide Price £300,000

GUIDE PRICE: £300,000 - £310,000

Situated on the popular Blaendare Road in Pontypool, this beautifully presented THREE BEDROOM, EXTENDED SEMI-DETACHED property offers generous living space and is perfect for families or those seeking a well-located home. The ground floor features a bright and spacious open-plan living and dining area, which flows seamlessly into a charming conservatory with French doors opening onto the rear garden—ideal for both relaxing and entertaining. There is also a large fitted kitchen with ample storage and worktop space, while a convenient cloakroom/WC completes the ground floor.

Upstairs, the property offers three bedrooms along with a stylish and contemporary family bathroom, which is a standout feature of the home. Externally, the spacious rear garden provides a wonderful space for families and social gatherings, with a paved seating area and the remainder laid to lawn, all enjoying spectacular views overlooking open countryside. A garage to the rear offers additional storage or practical workspace. To the front, the property benefits from a driveway providing off-road parking for multiple vehicles. Ideally located close to local schools, Pontypool Town Centre, Pontypool Park—perfect for scenic walks—and excellent transport links, this fantastic home is not to be missed.

EPC Rating: C Council Tax Band: C



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

Stairs to first floor, ceramic tile flooring, radiator, doors to;

Cloakroom

Low level WC, vanity wash hand basin, splashbacks, radiator, obscure double glazed window to side

Open Plan Living / Diner

Dining Room

9'10" x 12'4" (3.00 x 3.77)

Double glazed bay fronted windows with wooden made to measure blinds, feature vertical radiator

Living Room

12'4" x 12'4" (3.77 x 3.77)

Feature fireplace and surround, radiator, double glazed French doors to conservatory

Kitchen

19'1" x 9'5" (5.84 x 2.89)

Fitted with a range of base and eye level wall units, inset composite one and a half bowl sink and drainer unit, roll edge work preparation surfaces, inset five burner gas hob, stainless steel filter hood over, inset eye level oven and grill, inset dishwasher, plumbing for automatic washing machine, space for fridge/freezer, inset eye level microwave, spot lights to ceiling, double glazed window to rear, feature vertical radiator, understair storage cupboard.

Conservatory

10'0" x 8'7" (3.06 x 2.64)

Double glazed French doors to rear, wood laminate flooring, radiator.

First Floor

Access to loft space (half boarded, pull down ladder), double glazed window to side, doors to:

Bedroom One

12'10" x 9'1" (3.92 x 2.77)

Double glazed window to front with wooden made to measure blinds, fitted wardrobes with sliding doors to one wall, dado rail, radiator.

Bedroom Two

9'6" x 12'5" (2.92 x 3.81)

Double glazed window to rear, feature fireplace and surround, radiator.

Bedroom Three

9'4" x 8'5" (2.85 x 2.58)

Double glazed window to front with wooden made to measure blinds, radiator

Bathroom

10'7" x 9'7" (3.25 x 2.93)

Spacious bathroom with a free standing bath, walk-in mains double shower, vanity wash hand basin, low level WC, ceramic tile splashbacks, radiator, electric shaver point, large built-in cupboard with sliding doors and shelving to one side, other side housing Combi boiler, obscure double glazed window to rear

Outside

Front - Driveway parking, gate leading to side access and rear garden

Rear - Enclosed spacious rear garden with panoramic views, mainly laid to lawn, remainder laid to patio with pergola over (to remain), tap connected, garage with power and light connected

Tenure

We have been advised that this property is Freehold. To be confirmed

