



## 92 Newman Road, Pontypool, NP4 8HF

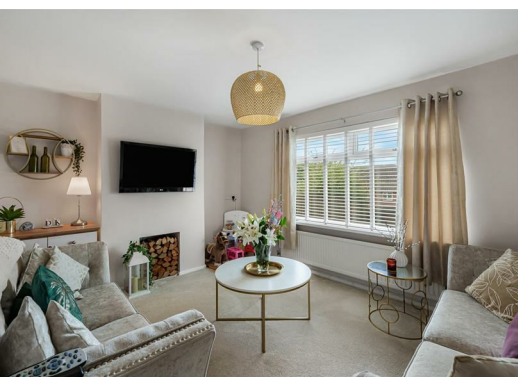
### Asking price £180,000



This semi-detached house on Newman Road offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

Residents will benefit from easy access to local amenities, schools, and transport links, making daily life more manageable. The surrounding area boasts a variety of parks and recreational spaces, perfect for outdoor activities and leisurely strolls.

This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Whether you are a first-time buyer or seeking a family residence, this house on Newman Road is certainly worth considering.



## MAIN DESCRIPTION

This well-presented semi-detached property is ideally located close to a range of local schools, shops, and everyday amenities, as well as benefiting from good bus routes, making it an excellent choice for families and first-time buyers alike.

The accommodation briefly comprises a welcoming entrance hall with stairs leading to the first floor. To the front of the property is a bright and comfortable lounge, complemented by a window allowing for plenty of natural light. There is also a separate dining room, also positioned to the front, providing a versatile space for family meals or entertaining.

The fitted kitchen offers a range of base and wall-mounted units, along with an electric double oven and gas hob. There is plumbing for a washing machine, space for a fridge/freezer, and useful under-stairs storage. A door leads through to a large additional storage room, offering excellent potential for a variety of uses.

To the first floor, the landing provides access to a cupboard housing the boiler, three well-proportioned bedrooms, and a family bathroom. The bathroom is fitted with a panelled bath with an electric shower over, pedestal wash hand basin, low-level WC, and a window for natural light and ventilation.

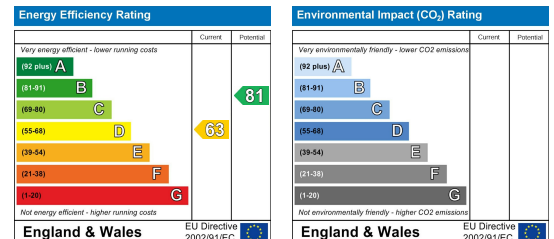
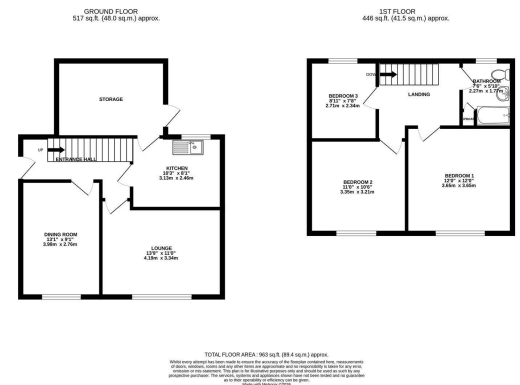
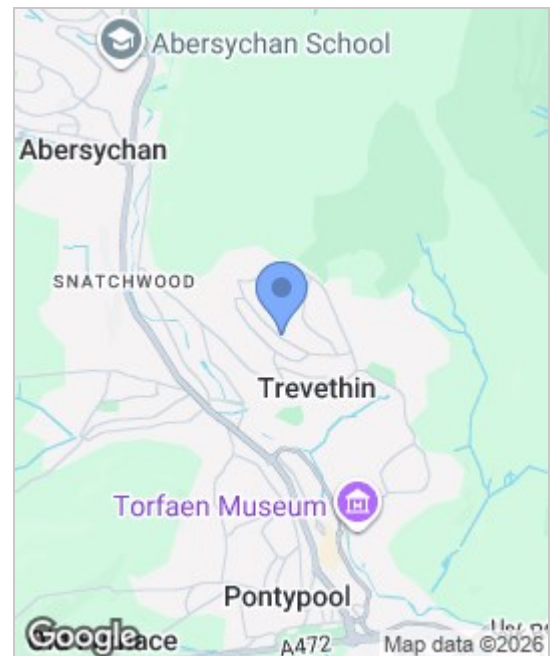
Externally, the property benefits from an enclosed rear garden laid mainly to lawn, providing a pleasant outdoor space. To the front, the garden is also enclosed and laid to lawn, enhancing the property's kerb appeal.

Early viewing is recommended to fully appreciate the accommodation on offer.

TENURE: FREEHOLD

COUNCIL TAX BAND: B

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.



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