



81 Wainfelin Avenue, Pontypool, NP4 6DP

Guide Price £165,000

GUIDE PRICE £165.000 - £175.000

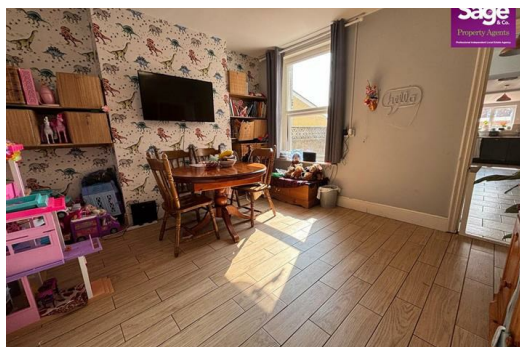
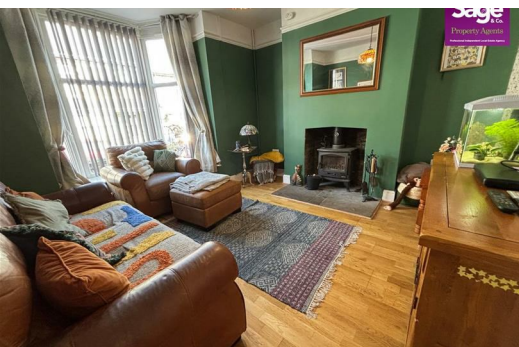
Situated in a sought-after location close to Pontypool Town Centre, this well-presented THREE BEDROOM, MID-TERRACED property offers spacious and stylish accommodation, ideal for families or first-time buyers. The ground floor welcomes you with an inviting hallway featuring beautiful original tile flooring, leading to a living room, a separate dining room, a generously sized kitchen, and a useful utility room. Upstairs, the property boasts three well-proportioned bedrooms and a contemporary family bathroom suite.

Outside, you'll find a low-maintenance rear garden and a hardstand providing convenient rear access parking.

Ideally located for local schools, excellent transport links, and nearby amenities, this lovely home is not to be missed!

EPC Rating: D

Council Tax Band: B



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

Original tiled flooring, radiator, stairs to first floor, doors to;

Living Room

10'7" x 12'4" (3.23 x 3.77)

Double glazed bay fronted windows, feature log burner, dado rail, double radiator

Dining Room

11'6" x 10'7" (3.52 x 3.23)

Double glazed window to rear, under stairs storage cupboard, door to

Kitchen

25'9" x 9'1" (7.85 x 2.79)

Fitted with a range of base units, work preparation surfaces over, inset stainless steel one and a half bowl sink and drainer unit, integrated dish washer, space for cooker, ceramic tiled splashbacks, double glazed window to rear, radiator, double glazed window to side, space for fridge freezer, door to;

Utility Area

5'9" x 13'3" (1.76 x 4.04)

Part glazed doors to front and rear, fitted base units, roll edge work preparation surfaces over, plumbing for automatic washing machine

First Floor

Doors to;

Bedroom One

10'6" x 9'2" (3.21 x 2.80)

Double glazed window to front, radiator, feature fire surround, coving, access to loft space

Bedroom Two

11'6" x 10'7" (3.52 x 3.23)

Double glazed window to rear, coving, feature fire surround, wall mounted boiler, radiator

Bedroom Three

10'5" x 6'8" (3.19 x 2.05)

Double glazed window to front, coving, radiator

Bathroom

9'0" x 5'10" (2.76 x 1.78)

Contemporary three piece suite comprising; panelled bath with shower over, low level WC, vanity wash hand basin, radiator, obscure double glazed window to rear, ceramic tiled splashbacks, inset spot lights to ceiling

Outside

Front - Courtyard, access to front entrance door

Rear - Enclosed rear garden laid mainly to patio with the remainder laid to gravel, rear access to hardstand

Tenure

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

