Putting **you** & **your property** first

60 Cwmynyscoy Road, Pontypool, NP4 5SQ

Guide Price £180,000

GUIDE PRICE: £180,000 - £190,000

Situated on the ever-popular Cwmynyscoy Road in Pontypool, this well-presented THREE BEDROOM, SEMI-DETACHED home offers spacious and well-balanced accommodation, making it an ideal choice for first-time buyers or growing families. The property boasts a generous living room, providing the perfect space for relaxing and entertaining, while to the rear is a well-appointed kitchen/dining room featuring a charming stable door that opens onto the enclosed rear garden, creating an ideal setting for indoor-outdoor living. To the first floor are three well-proportioned bedrooms, served by a shower room, offering comfortable accommodation for the whole family. Occupying a peaceful, village-like setting, the property enjoys the best of both worlds, with a tranquil atmosphere whilst remaining within easy reach of local amenities, well-regarded schools, excellent transport links and Pontypool Town Centre.

An excellent family home in a desirable location – early viewing is highly recommended to fully appreciate all that this property has to offer.

Council Tax Band: D
EPC Rating: D

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Sage & Co Estate Agents. Registered in England & Wales - Company Number: 11494777

Entrance
Part glazed front entrance door to:

Entrance Porch
Two opaque double glazed windows to side aspects, part glazed door to:

Living Room
12'2" x 26'0" (3.73 x 7.94)
Two double glazed windows to front, radiator, coving, under stair storage cupboard, door to:

Kitchen / Diner
Fitted with a range of base and eye level wall units, work preparation surfaces over, inset Belfast sink, space for gas cooker, extractor hood over, plumbing for automatic washing machine, space for fridge/freezer, space for dishwasher and tumble dryer, radiator. Stable door to rear

Kitchen Area
9'9" max x 15'8" (2.98 max x 4.79)

Dining Room Area
7'9" x 6'2" (2.37 x 1.88)

First Floor
Access to loft space, built in storage cupboard housing combi boiler, doors to:

Bedroom One
10'6" x 12'9" (3.21 x 3.90)
Double glazed window to front, radiator, built in storage cupboard

Bedroom Two
7'9" x 14'0" (2.38 x 4.28)
Two double glazed windows to rear, double radiator

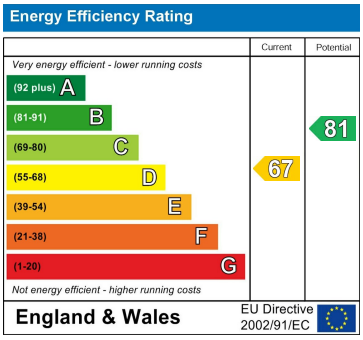
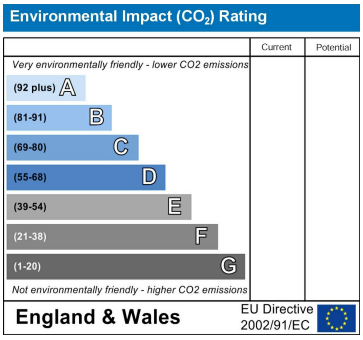
Bedroom Three
10'2" x 8'11" (3.11 x 2.74)
Double glazed window to front, radiator

Shower Room
7'6" x 7'4" (2.30 x 2.24)
Three piece suite comprised:- Mains shower cubicle, low level WC, vanity wash hand basin, ceramic tile splash backs, chrome towel radiator, opaque double glazed window to rear, inset spotlights to ceiling, extractor fan

Outside
Front - Side access to rear garden, steps down to front entrance door

Rear - Enclosed rear garden with wooden fencing, mainly laid to lawn. Tap connected

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

Agents Notes

There is a lane / driveway behind the property that the vendors rent from The Park Estates. They pay a rental to Park Estates and the new owner would have to enquire with Park Estates that this can be continued after completion.