



## 46 Fowler Street, Pontypool, NP4 6DW

### Guide price £140,000



\*\*\*GUIDE PRICE £140,000 - £150,000\*\*\* Nestled in the area of Wainfeilin, Pontypool, this terraced house on Fowler Street presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

With two well-proportioned bedrooms, this residence offers ample space for a small family or those seeking a comfortable living arrangement. The bathroom is conveniently located, ensuring ease of access for all occupants.

In summary, its inviting layout and convenient features, is sure to appeal to a variety of buyers. Do not miss the chance to make this property your own. NO CHAIN.



## MAIN DESCRIPTION

This well-proportioned two-bedroom terraced property is ideally situated close to local shops, schools, and offers excellent road links, making it a great choice for first-time buyers, investors, or families alike.

The accommodation comprises an entrance hall with stairs rising to the first floor, leading into a generous lounge/diner with windows to both the front and rear, providing plenty of natural light. An under stairs storage cupboard offers additional practicality.

The fitted kitchen features a range of base and wall units with work surfaces over, an electric hob and oven, space for appliances, and a cupboard housing the boiler. A window to the rear and door to the side provide access to the garden.

Upstairs, there are two double bedrooms, with bedroom two benefitting from a built-in wardrobe and cupboard. The family bathroom includes a corner bath with shower over, pedestal wash hand basin, WC, and a window to the rear.

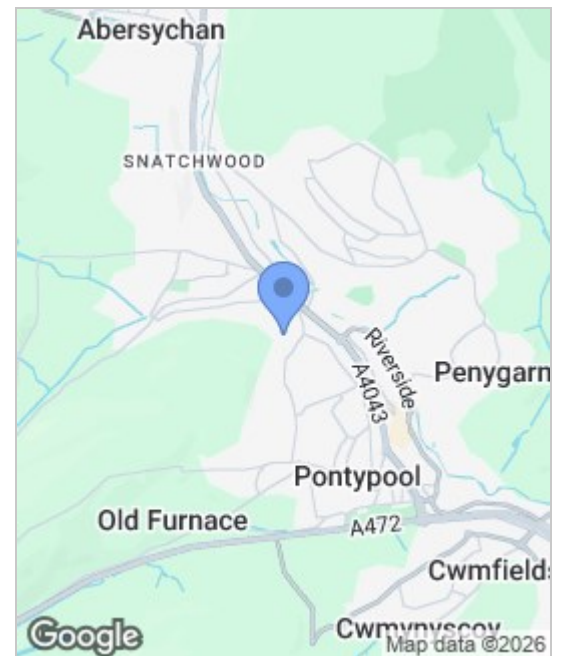
Externally, the property boasts an enclosed rear garden with a patio and lawn, along with a gate providing rear access. Additional brick-built storage is located beneath the house.

Offered with no onward chain, this property presents a fantastic opportunity to make your own mark. Early viewing is advised.

TENURE: FREEHOLD

COUNCIL TAX BAND: B

NB: One2One Estate Agents have been advised by the seller of the details pertaining this property. It is the buyer's responsibility to determine council tax band and tenure along with any exceptions, reservations, charges, restrictive covenants, and any other matters that affect the land. In this regard, all buyers are encouraged to seek legal representation and obtain professional advice prior to purchase.



| Energy Efficiency Rating                    |  | Current | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A                                 |  |         |           | (92 plus) A   |  |         |           |
| (81-91) B                                   |  |         |           | (81-91) B   |  |         |           |
| (69-80) C                                   |  |         |           | (69-80) C   |  |         |           |
| (55-68) D                                   |  |         |           | (55-68) D   |  |         |           |
| (39-54) E                                   |  |         |           | (39-54) E   |  |         |           |
| (21-38) F                                   |  |         |           | (21-38) F   |  |         |           |
| (1-20) G                                    |  |         |           | (1-20) G  |  |         |           |
| Not energy efficient - higher running costs |  |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                             |  |         |           | England & Wales   |  |         |           |
| EU Directive 2002/91/EC                     |  |         |           | EU Directive 2002/91/EC   |  |         |           |
|   |  | 68      | 84        |   |  |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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