



33 Sunnybank Road, Griffithstown, Pontypool, Gwent NP4 5LT
Guide Price £340,000

GUIDE PRICE £340,000 - £360,000 - NO CHAIN

Located in the heart of the village of Griffithstown, this beautifully presented FOUR BEDROOM, SEMI-DETACHED period property offers an abundance of character and charm, combined with spacious and versatile living accommodation throughout. Boasting a wealth of original features, including elegant tiled flooring across much of the ground floor, this impressive home is perfect for growing families or those looking for space to entertain.

A generous hallway leads into a bright and airy bay-fronted living/dining room, filled with natural light and offering a warm and inviting space for everyday living or hosting guests. The dining area flows seamlessly into a traditional kitchen, complete with space for a large range cooker and a central island providing additional storage and workspace. A separate utility room and a stylish three-piece shower room add further practicality to the ground floor. Upstairs, the property offers four well-proportioned bedrooms and a modern family bathroom, making it ideal for family life.

Externally, the home features a fully enclosed rear garden – perfect for relaxing or entertaining in the warmer months – as well as a rear-access garage providing secure off-street parking or additional storage and ideally situated close to a range of local amenities, highly regarded schools, excellent transport links, and parks and scenic walks along the Monmouthshire & Brecon Canal. Council tax band E, EPC rating D.



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 tile flooring and cornice, feature stained glass door and matching side panels to;

Living Room

11'6" x 13'3" (3.52 x 4.05)

Double glazed bay window to front, stunning fire surround, ceiling cornice, double radiator, opening to;

Dining Room

11'7" x 13'2" (3.55 x 4.03)

Original fire surround with open hearth fire, original cupboards to alcoves, double glazed window to rear, ceiling cornice and centre rose.

Kitchen

12'1" x 12'0" (3.70 x 3.66)

Traditional kitchen fitted with base and eye level wall units, roll edge work surfaces, inset Belfast sink with mixer tap over, space for range cooker with extractor over and ceramic tile splashbacks, feature island with work top over and drawers under, space for dishwasher and fridge/freezer, built-in cupboard, glazed doors to side, double radiator, centre rose, door to;

Rear Hallway

Radiator, part glazed door to outside, dado rail, coving, ceramic tile flooring, doors to;

Shower Room

9'5" x 6'8" (2.89 x 2.05)

Three piece suite comprising; Mains shower cubicle, pedestal wash hand basin, low level WC, obscure double glazed window to rear and obscure single glazed window to side aspect, radiator.

Utility Area

9'4" x 4'9" (2.86 x 1.45)

Wall mounted Combi boiler, glazed window to rear, fitted stainless steel sink and drainer unit with base units under, space for fridge/freezer, plumbing for automatic washing machine, space for tumble dryer.

First Floor

Access to loft space, radiator, coving, original fitted linen cupboard and doors to;

Bedroom One

11'6" x 13'3" (3.51 x 4.05)

Double glazed bay window to front, cornice and centre rose, original fitted double cupboard to alcove, radiator with ornate cover.

Bedroom Two

10'8" x 13'2" (3.26 x 4.03)

Double glazed window to rear, double radiator, shelving fitted to one alcove.

Bedroom Three

7'11" x 12'0" (2.43 x 3.66)

Double glazed window to rear, double radiator.

Bedroom Four

8'2" x 5'11" (2.51 x 1.81)

Double glazed window to front, radiator.

Bathroom

5'2" x 8'7" (1.59 x 2.62)

Victorian style suite comprising; Free standing bath with mixer tap over, pedestal wash hand basin, low level WC, ceramic tile splashback, glazed obscure window to side, radiator.

Outside

Pedestrian access with steps up to front entrance door, garden mainly laid to lawn with established bushes and shrubs, remainder laid to patio, gate access to rear.

Enclosed rear garden, mainly laid to patio with steps up to remainder laid to lawn and decking area, side access to garage, rear gate access.

Tenure

We have been advised that the property is Freehold

