



# Sage & Co.

## Property Agents

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Professional Independent Local Estate Agency



## 31 Foundry Cottages, Griffithstown, Pontypool, Gwent NP4 5JQ

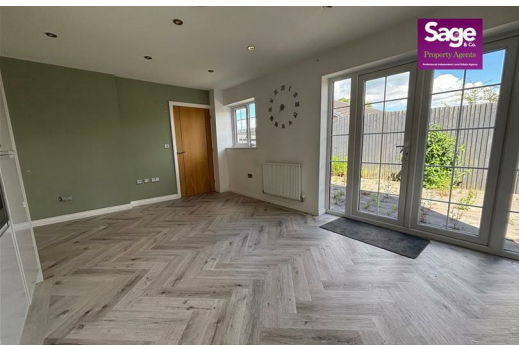
### £340,000

NO ONWARD CHAIN!!

Situated in the highly sought-after area of Griffithstown, Pontypool, this spacious FOUR BEDROOM, DETACHED PROPERTY is offered for sale with NO ONWARD CHAIN and presents an excellent opportunity for families seeking a home with fantastic potential. The accommodation comprises a generous dual-aspect living room, providing an abundance of natural light, and a spacious open-plan kitchen/diner, ideal for modern family living and entertaining. French doors open directly onto the rear garden, creating a seamless indoor-outdoor space. The ground floor also benefits from a useful utility room and a convenient WC. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom serving the remaining bedrooms. Externally, the property offers driveway parking, an integral garage, and an enclosed rear garden. Ideally located within easy reach of Cwmbran Town Centre, a range of well-regarded primary and secondary schools, and a variety of local amenities, the property also enjoys close proximity to the picturesque Monmouthshire and Brecon Canal, perfect for scenic walks and outdoor leisure.

Offering generous accommodation, a desirable location, and no onward chain, this is a wonderful family home not to be missed.

EPC Rating: B  
Council Tax Band: E



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### Entrance

Part glazed front entrance door to;

### Entrance Hall

Radiator, stairs to first floor, under stair storage cupboard, doors to;

### Living Room

17'5" x 11'3" (5.31 x 3.45)

Double glazed box window to front, double glazed window to side, radiator

### Kitchen/Dining Room

12'2" x 18'4" (3.71 x 5.61)

Fitted with a range of base units, work preparation surfaces over, inset one and a half bowl stainless steel sink unit, gas hob with stainless steel filter hood over, inset eye level double oven, inset fridge/freezer, integral dishwasher, radiator, ceramic tile splashbacks, inset spot lights to ceiling, double glazed window to side and rear aspects, double glazed French doors to rear, door to;

### Utility Room

Fitted with base and eye level wall units, work preparation surfaces, inset stainless steel sink unit, wall mounted gas boiler, ceramic tile splashbacks, radiator, part glazed door to rear, door to;

### W.C.

Low level WC, wall mounted wash hand basin with ceramic tile splashback, radiator, obscure double glazed window to rear

### First Floor

Access to loft space, built-in cupboard, doors to;

### Bedroom One

13'7" x 14'2" max /11'4" min (4.15 x 4.33 max /3.46 min)

Double glazed window to front, radiator, built-in wardrobe, door to;

### En-Suite

Mains shower cubicle, low level WC, wall mounted wash hand basin, ceramic tile splashbacks, chrome towel radiator, inset spotlights to ceiling, obscure double glazed window to front

### Bedroom Two

14'0" x 10'10" (4.28 x 3.32)

Double glazed window to rear, radiator

### Bedroom Three

14'10" x 10'4" (4.53 x 3.17)

Double glazed window to front, double radiator

### Bedroom Four

11'10" x 9'11" (3.63 x 3.03)

Double glazed window to rear, radiator

### Bathroom

9'4" x 6'4" (2.85 x 1.95)

Four piece suite comprising; panelled bath, mains shower cubicle, low level WC, vanity wash hand basin, chrome towel radiator, inset spot lights to ceiling, obscure double glazed window to rear, ceramic tile splashbacks

### Outside

Front - Driveway to the garage and front entrance, remainder laid to grass

Enclose rear paved garden

### Tenure

TBC

