



## 2 Wainfelin Road, Pontypool, NP4 6DE

### Guide price £150,000



\*\*\*GUIDE PRICE £150,000-£160,000\*\*\* This delightful mid-terrace house offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for relaxation and entertaining guests. The well-proportioned layout includes two cosy bedrooms, making it an ideal choice for small families, couples, or individuals seeking a peaceful retreat.

One of the standout features of this home is the parking space available for two vehicles, providing added convenience for residents and visitors alike.

This property is well-connected to local amenities, schools, and parks, making it a wonderful place to call home. Whether you are looking to invest in your first property or seeking a new place to settle down, this house on Wainfelin Road presents an excellent opportunity. With its charming features and practical layout, it is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely house your new home.



## MAIN DESCRIPTION

A well-located terraced property, conveniently positioned close to local schools, shops and a range of amenities.

The accommodation opens into an entrance hall with stairs rising to the first floor. To the rear is a separate dining room with a window overlooking the garden, while the front-facing lounge benefits from a bay window and useful under-stairs storage.

The kitchen is fitted with a range of base and wall units and offers space for appliances, with a rear-facing window and a door providing access to the side of the property.

To the first floor are two bedrooms and a bathroom comprising a panelled bath with shower attachment, pedestal wash hand basin and low-level WC, along with a useful storage cupboard and a rear-facing window.

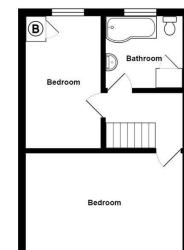
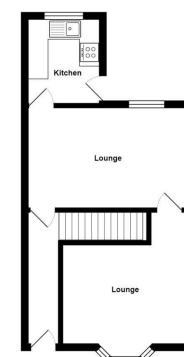
Externally, the property features an enclosed rear garden with steps leading down to a patio area. There is also access to a basement with plumbing for a washing machine. Additional benefits include parking to the rear and a courtyard garden to the front.

TENURE: FREEHOLD

COUNCIL TAX BAND: B

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal

representation and obtain professional advice prior to purchase.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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