



56 Hanbury Road, Pontypool, NP4 6PH

£170,000



Nestled on Hanbury Road in Pontnewynydd, this property presents an excellent opportunity for investors.

The house features a welcoming reception room, ideal for relaxation and entertaining. With two well-appointed bathrooms, morning routines and family life are made convenient and comfortable.

This property is sold with a tenant in situ, making it an attractive option for those looking to invest in the rental market. The current tenant provides immediate rental income, allowing for a seamless transition into ownership.



MAIN DESCRIPTION

This end terraced property ideally situated close to local amenities, including shops, schools, and bus routes, the property offers excellent convenience and accessibility. It is entered via an entrance hall providing access to the ground floor accommodation. The fitted kitchen is equipped with a range of base and wall units, plumbing for a washing machine, space for a fridge/freezer, electric hob and oven, and a wall-mounted boiler, with a window providing natural light.

The spacious lounge/diner benefits from windows to both the front and rear aspects, creating a bright and airy living space. Additional features include useful under-stairs storage and a staircase leading to the first floor. A door from the lounge/diner leads to a ground floor bedroom, which has a window to the side aspect, a built-in cupboard, and an en suite shower room comprising a wash hand basin, shower cubicle with power shower, and low-level WC.

To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a panelled bath with shower attachment, pedestal wash hand basin, low-level WC, and a window.

Externally, the property benefits from an enclosed courtyard to the front.

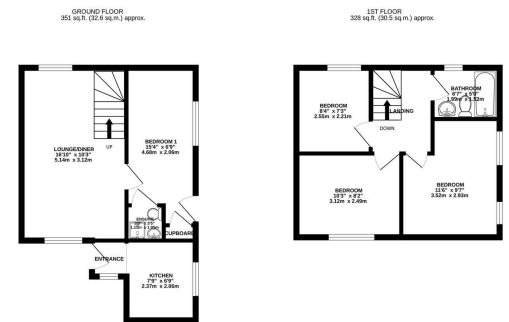
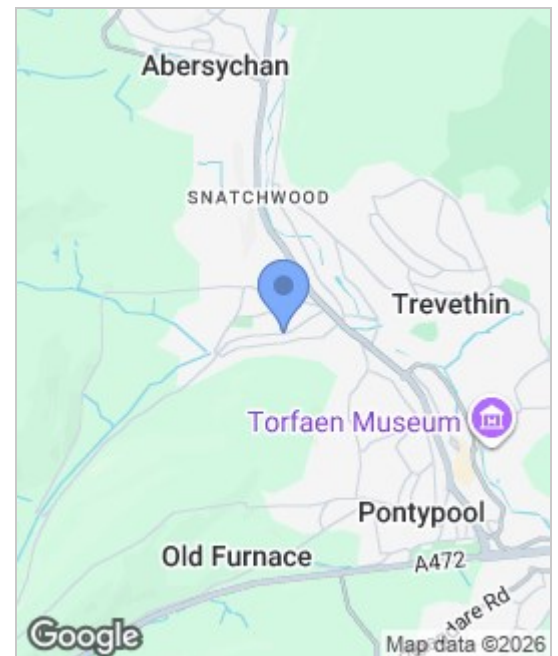
NB. The property is offered for sale with a tenant in situ, currently achieving a rental income of £1,200 per calendar month, making it an ideal investment opportunity.

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.

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.



TOTAL FLOOR AREA: 679 sq ft (62.5 sq m) approx.
Always ensure that you check the extent of the building covered here. Measurements of floors, walls, doors and windows are for information only and are not intended to be used for any purpose other than to provide a general impression of the size of the property. The actual, square and approximate area may vary from the above.

