



Sage & Co.

Property Agents

Sage
& Co.

Property Agents

Professional Independent Local Estate Agency



34 Sherbourne Road, Sebastopol, Pontypool, NP4 5EW

£170,000

This well-presented TWO BEDROOM, END-TERRACE property is move-in ready and would make an ideal first-time purchase or a perfect home for young families. Offering modern, well-balanced accommodation throughout, the property combines comfortable living with excellent outdoor space.

The ground floor comprises a welcoming living room, a stylish modern kitchen/diner ideal for everyday family life and entertaining, along with a convenient WC. To the first floor are two well-proportioned bedrooms and a contemporary shower room.

Externally, the property benefits from both front and rear gardens, with the rear garden providing an excellent space for hosting family and friends or simply relaxing. Conveniently located in Sebastopol, Pontypool, the home is within close proximity to Cwmbran Town Centre, local schools, and excellent transport links.

EPC Rating: E
Council Tax Band: B



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 Email: cwmbran@sageandco.co.uk

www.sageandco.co.uk

Entrance

Steps down to front entrance door

Entrance Hall

Stairs to first floor, under stair storage space, doors to;

W/C

Low level WC

Living Room

13'7" x 9'4" (4.16m x 2.87m)
Double glazed window to rear, radiator

Kitchen/Diner

13'7" x 9'6" (4.16m x 2.91m)

Fitted with a range of base and eye level wall units, work preparation surfaces over, inset one and a half bowl stainless steel sink unit, inset electric hob with oven under, ceramic tile splashbacks, space for fridge/freezer, plumbing for automatic washing machine, radiator, double glazed window to front and rear and part glazed door to rear

First Floor

Access to loft space, doors to;

Bedroom One

13'7" x 9'4" (4.16m x 2.87m)

Double glazed window to rear, radiator, feature panelling to one wall, built-in storage cupboard

Bedroom Two

13'7" x 9'6" (4.16m x 2.92m)

Double glazed window to rear, radiator, feature panelling

Shower Room

5'5" x 5'1" (1.67m x 1.57m)

Pedestal wash hand basin, walk-in double shower cubicle with electric shower, chrome towel radiator, obscure double glazed window to front

Separate W/C

Obscure double glazed window to front, low level WC

Outside

Front - Steps leading to front entrance door, storage shed, remainder laid to lawn

Enclosed rear garden with wooden fencing, mainly laid to lawn with gravel chippings, gate access to pathway to communal parking area

Tenure

We have been advised the property is Freehold, to be verified

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

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

