



74 Meadowbank, Penperlleni, Pontypool, NP4 0AY

Guide Price £250,000

GUIDE PRICE: £250,000 - £260,000 - GARAGE

Two Bedroom Semi-Detached Property – Penperlleni – No Onward Chain

Offered to the market with NO ONWARD CHAIN, this TWO BEDROOM SEMI-DETACHED home is located in the popular area of Meadowbank, Penperlleni, close to a range of local amenities, schools, and convenient transport links.

Requiring modernisation throughout, the property presents a fantastic opportunity for first-time buyers, investors, or anyone looking to add value through renovation.

The ground floor accommodation comprises a spacious living room, a separate dining room, and a fitted kitchen. Upstairs, the property offers two double bedrooms and a shower room.

Externally, there is an enclosed rear garden ideal for outdoor enjoyment, along with a garage providing additional storage or parking.

With excellent potential and a desirable location, this property is not to be missed.

EPC Rating: D

Council Tax Band: D



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
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Entrance

Front entrance door to;

Entrance Hall

Obscure double glazed picture window to front, radiator, under stair storage space, built in under stair storage cupboard, stairs to first floor, doors to;

Living Room

10'11" x 16'5" (3.33 x 5.01)

Double glazed window to front, radiator

Dining Room

8'2" x 13'1" (2.49 x 3.99)

Double glazed patio doors to rear, radiator, archway to;

Kitchen

8'10" x 13'9" (2.71 x 4.21)

Fitted with a range of base and eye level wall units, roll top work preparation surfaces over, inset stainless steel sink and drainer unit, inset gas hob, oven under with extractor hood over, ceramic tiled splash backs, plumbing for automatic washing machine, space for fridge freezer, radiator, double glazed window to rear, part glazed door to rear

First Floor

Double glazed window to side, access to loft space, doors to;

Bedroom One

12'1" x 11'11" (3.69 x 3.64)

Double glazed window to front, radiator, built in wardrobes to one wall

Bedroom Two

9'9" x 13'1" (2.99 x 3.99)

Double glazed window to rear, radiator, built in storage cupboard, storage to eaves, built in wardrobes with sliding door to one wall housing boiler

Shower/Wet Room

7'10" x 6'11" (2.39 x 2.12)

Electric shower, ceramic tiled splash backs, low level WC, vanity wash hand basin with mixer tap over, obscure double glazed window to side, radiator

Outside

Front - Steps up to front entrance door, tiered garden mainly laid to gravel with the remainder laid to patio
Rear - Enclosed rear garden mainly laid to lawn with remainder laid to level concrete, paved garden path to rear access, side entrance to garage

Tenure

We have been advised that the property is Freehold. To be verified

