



44 Parc Panteg, Pontypool, NP4 5YH

Asking price £265,000



Nestled in the charming area of Parc Panteg, Griffithstown, this well-presented semi-detached house offers a delightful blend of comfort and style. With three bedrooms, this property is perfect for families or those seeking extra space. The house features a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings at home.

The property boasts two modern bathrooms, ensuring convenience for all residents. The well-appointed layout maximises space and light, creating a warm and inviting atmosphere throughout.

This property truly must be viewed to appreciate its charm and potential. Whether you are a first-time buyer or looking to upgrade, this home offers a wonderful opportunity to create lasting memories. Don't miss out on the chance to make this lovely house your new home.



MAIN DESCRIPTION

A well-presented semi-detached family home, ideally situated close to local schools, a wide range of amenities, and benefiting from excellent bus routes and convenient road links. Offering modern, practical living accommodation throughout, this attractive property is perfectly suited to first-time buyers, growing families or those looking to downsize. Early viewing is highly recommended.

Upon entering the property, you are welcomed by an entrance hall with stairs rising to the first floor and access to a convenient ground floor WC.

The lounge is positioned to the front of the property and enjoys plenty of natural light from the window to the front elevation, creating a bright and comfortable living space. A useful storage cupboard adds practicality.

To the rear, the fitted kitchen/diner is well-equipped with a range of base and wall units with work surfaces over, incorporating a gas hob and electric oven. There is plumbing for both a dishwasher and washing machine, along with space for a fridge/freezer. A window and door provide access to the rear garden, making this an ideal space for family dining, entertaining and al fresco living during the warmer months.

To the first floor, there are three bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en suite shower room comprising a shower cubicle with rainfall shower, vanity wash hand basin

and low level WC, along with a window providing natural light and ventilation.

The remaining bedrooms are served by a family bathroom fitted with a panelled bath, pedestal wash hand basin and low level WC, with a window to the elevation.

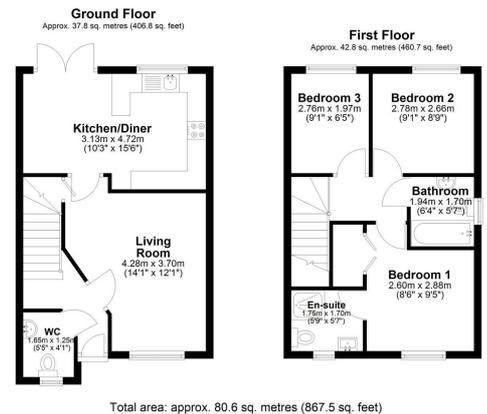
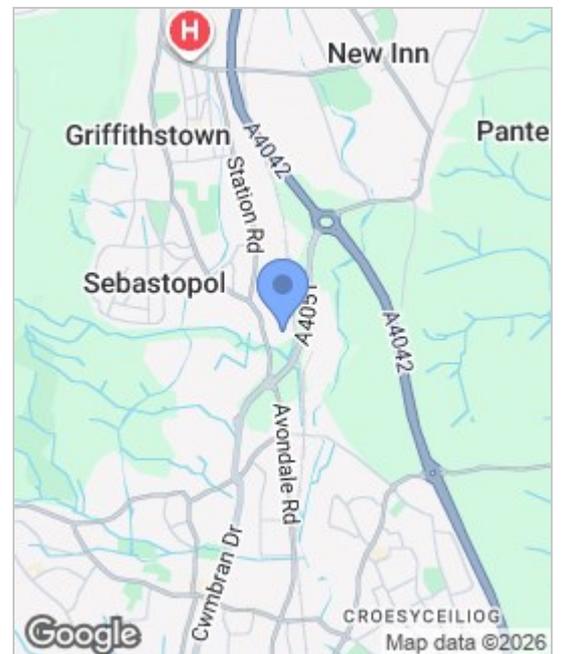
Externally, the property enjoys an enclosed, low-maintenance rear garden designed for ease of upkeep, featuring decorative chippings and two decked seating areas, ideal for relaxing or entertaining. A gate provides rear access. To the front of the property, there is off-road parking.

This fantastic home offers well-balanced accommodation in a convenient location and truly must be viewed to be fully appreciated.

TENURE: FREEHOLD

COUNCIL TAX BAND:

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
EU Directive 2002/91/EC	76	82	EU Directive 2002/91/EC
England & Wales			England & Wales

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