



9 Greys Road, Pontypool, NP4 5SH
Guide price £180,000



GUIDE PRICE £180,000-£190,000 One2One Estate Agents are pleased to offer for sale this semi detached property situated in a popular area of Pontypool, with easy access to the town centre and local schools, plus having transport links close by, making it ideal for commuting. The property briefly comprises entrance hall with door to front...



MAIN DESCRIPTION

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£190,000*** One2One Estate Agents are pleased to offer for sale this semi detached property situated in a popular area of Pontypool, with easy access to the town centre and local schools, plus having transport links close by, making it ideal for commuting. The property briefly comprises entrance hall with door to front, radiator, stairs to first floor and doors to ground floor accommodation. The lounge has window to front with views, separate dining room with window to front and fitted kitchen with a range of base and wall units, work surface over, breakfast bar, space for appliances, pantry and door to rear. To the first floor are three bedrooms, shower room offering wash hand basin, shower cubicle with power shower, heated towel rail and window to rear and separate wc. The rear garden is mainly to lawn, patio area, two brick built sheds, outside wc and side access. The front offers a lawn area and path to front door. NO CHAIN.

COUNCIL TAX BAND: C



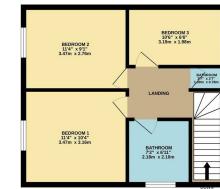
GROUND FLOOR

389 sq ft. (36.5 sq m.) approx.



1ST FLOOR

424 sq ft. (39.4 sq m.) approx.



TOTAL FLOOR AREA: 813 sq ft. (75.4 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements are taken from the original drawings and are not to scale. They are for general guidance only and should not be relied upon for dimensions, areas or volumes. The dimensions, areas and volumes given are approximate only and should not be relied upon for legal purposes or contracts. The property is sold in accordance with the general terms and conditions of sale.

| 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 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 | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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