



36 Channel View, Pontypool, NP4 8BN

Guide price £170,000



GUIDE PRICE £170,000-£180,000 One2One Estate Agents are pleased to offer for sale this semi detached property situated in the Penygarn area. The property is within easy access of many local facilities and amenities as well as being close to a well regarded school. The property briefly comprises entrance hall...



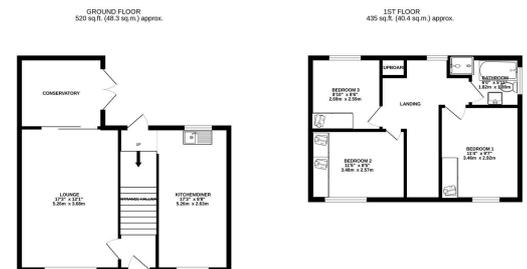
MAIN DESCRIPTION

***GUIDE PRICE £170,000-

£180,000*** One2One Estate

Agents are pleased to offer for sale this semi detached property situated in the Penygarn area. The property is within easy access of many local facilities and amenities as well as being close to a well regarded school. The property briefly comprises entrance hall with door to front and stairs to first floor, spacious lounge with bay window to front and sliding doors to conservatory with access to rear garden. There is a fitted kitchen/diner with windows to front and back, a range of base and wall units, work surface over, space for appliances, under stairs storage cupboard and door to rear garden. To the first floor are three bedrooms and family bathroom with separate shower cubicle, panelled bath, llwc and vanity wash hand basin. The rear garden is enclosed and ideal for entertaining with a covered decked area, patio area, further decked area and gate giving side access. The front offers parking. **MUST BE VIEWED.**

COUNCIL TAX BAND: C



TOTAL FLOOR AREA: 934 sq ft (86.8 sq m) approx.
 All dimensions are approximate and should not be relied upon for the purpose of any contract. The actual dimensions of the property may vary slightly from those shown on the floor plans. The floor plans are for information only and do not constitute an offer of any part of the property. The floor plans are for information only and do not constitute an offer of any part of the property. The floor plans are for information only and do not constitute an offer of any part of the property.

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		86	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	72		(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
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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.