



37 Waterloo Road, Pontypool, NP4 7HW

Asking price £185,000



This end terrace house on Waterloo Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

This end terrace house on Waterloo Road is not just a place to live; it is a home where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for anyone looking to settle in the picturesque town of Pontypool. Do not miss the chance to view this charming property and envision your future here.



MAIN DESCRIPTION

Situated in a convenient and well-established residential location, this attractive end-terraced property offers spacious and versatile accommodation, ideal for families, first-time buyers or investors alike. Perfectly positioned within easy reach of local shops and everyday amenities, the home also benefits from excellent road links and well-served bus routes, making commuting straightforward.

The property is approached via an enclosed front garden with gated access and a lawned area, providing an appealing first impression. An enclosed entrance porch offers a practical space for coats and shoes before leading into the main living accommodation.

Upon entering, you are welcomed into a bright and spacious lounge, featuring a front-facing window that allows for plenty of natural light, creating a warm and inviting atmosphere. An inner hall provides access to the staircase leading to the first floor and includes a useful storage cupboard.

The fitted kitchen is well-equipped with a range of base and wall-mounted units, complemented by work surfaces. Appliances include an electric hob and oven, with plumbing for a washing machine and space for a fridge/freezer. A cupboard houses the boiler, and there is a window and door providing access to the rear garden. Dining room, enjoying windows to the side elevation, offering an ideal space for family meals or entertaining guests. The ground

floor accommodation is completed by a convenient WC.

To the first floor, there are three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, providing excellent storage solutions. The family bathroom comprises a panelled bath, vanity wash hand basin, low-level WC and a rear-facing window allowing for natural light and ventilation.

Externally, the rear garden is enclosed and designed for low maintenance, featuring a paved seating area and a lawn, ideal for outdoor relaxation and entertaining.

Offering well-balanced accommodation in a sought-after and convenient location, this property truly must be viewed to fully appreciate the space and potential on offer.

NB. THE PROPERTY HAS SOLAR PANELS WHICH ARE OWNED.

TENURE: FREEHOLD

COUNCIL TAX BAND: B

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.



TOTAL FLOOR AREA: 1074 sq ft (99.8 sq m) approx.
While every effort has been made to ensure the accuracy of the floor plan, the dimensions shown are for information only and should not be relied upon for any legal purpose. The floor plan is not intended to be used as a substitute for a professional survey. The floor plan is not intended to be used as a substitute for a professional survey. The floor plan is not intended to be used as a substitute for a professional survey.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential			
Vary 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	81	83	Vary 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			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.