ONE2ONE
ESTATE AGENTS



47 Hawthorn Road, Pontypool, NP4 5BR
Guide price £190,000

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GUIDE PRICE £190,000-£200,000 Located on Hawthorn Road in Sebastopol, this semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, ensuring that you can entertain with ease.

The layout of the home is both practical and welcoming, making it an ideal setting for creating lasting memories. Additionally, the property offers driveway parking, adding to the convenience of everyday living.

Situated in a friendly neighbourhood, this residence is close to local amenities, schools, and parks, making it a wonderful place to call home. With its appealing features and prime location, this semi-detached house on Hawthorn Road is a fantastic choice for those seeking comfort and community in Pontypool. Don't miss the chance to make this lovely property your own.







MAIN DESCRIPTION

Situated in the popular and sought-after residential area of Griffithstown, this semi-detached property offers well-proportioned accommodation, making it an ideal purchase for first-time buyers, growing families or those looking to downsize.

Conveniently located within easy reach of local schools, shops and everyday amenities, the property also benefits from good bus routes and excellent road links, making it an ideal choice for commuters.

The accommodation briefly comprises an entrance hall with stairs rising to the first floor, leading into a light and welcoming lounge. The lounge benefits from a front-facing window, allowing plenty of natural light to flow through the room and creating a pleasant space in which to relax.

To the rear of the property is the kitchen/diner, fitted with a range of wall and base units, providing useful storage and worktop space. The kitchen is equipped with a gas hob and electric oven, with plumbing for a dishwasher and space for a fridge/freezer. A side-facing window provides additional natural light, whilst doors open directly onto the rear garden, offering convenient access to the outside space. The dining area provides ample room for a family dining table, making this a practical and sociable space for everyday living. Further enhancing the ground floor accommodation is a separate study, offering an ideal space for home working, studying or as a hobby room. The study benefits from a window and a useful built-in cupboard housing plumbing for a washing machine.

To the first floor, the landing provides access to three bedrooms.

Bedroom one benefits from a useful cupboard housing the central heating boiler, whilst the remaining bedrooms offer versatile accommodation for family members, guests or additional workspace. The family bathroom comprises a panelled bath, low-level WC and vanity wash hand basin, with a window providing natural light and ventilation.

Externally, the rear garden offers a combination of paved and lawned areas, together with a patio providing an ideal space for outdoor seating and entertaining. A side gate provides convenient access to the garden, which also benefits from an external electric point.

To the front, the property benefits from off-road parking.

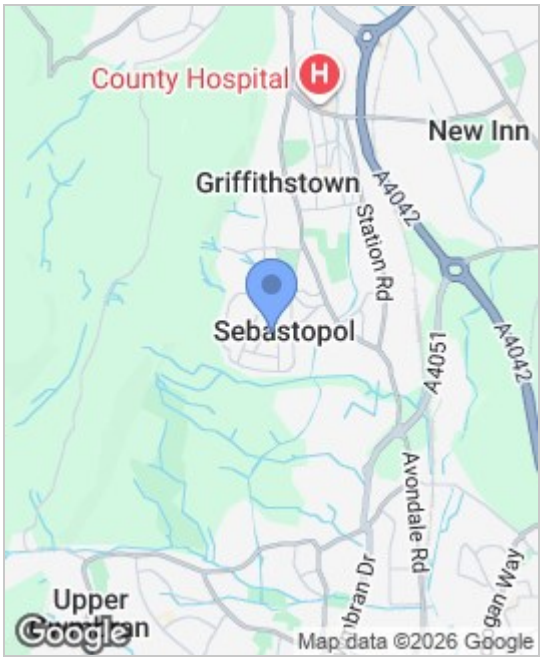
Offering practical living accommodation, a separate study and a convenient location close to local amenities and transport links, this property would make an excellent home.

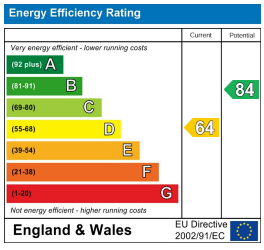
An internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

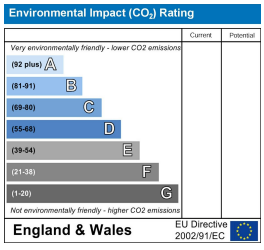
TENURE: FREEHOLD

COUNCIL TAX BAND: C

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.







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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