



## 56 Open Hearth Close, Pontypool, NP4 5JR

### Guide price £140,000



\*\*\*GUIDE PRICE £140,000-£150,000\*\*\* Nestled in the charming area of Griffithstown, Pontypool, this delightful end terrace house on Open Hearth Close offers a perfect blend of comfort and convenience. Ideal for individuals or couples, the property features a well appointed bedroom, providing a serene retreat for restful nights. The single reception room is a welcoming space, perfect for relaxation or entertaining guests, while the bathroom is designed for both functionality and comfort.

The location itself is a significant advantage, with easy access to local amenities, schools, and transport links, making it an excellent choice for those seeking a vibrant community atmosphere. Whether you are looking to enjoy leisurely walks or explore the local shops and cafes, Griffithstown has much to offer.

This end terrace house presents an excellent opportunity for first time buyers or those looking to downsize without compromising on quality of life. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this charming house your new home.



## MAIN DESCRIPTION

This well presented, refurbished end terraced property is located in a sought after area, ideally positioned for commuters and offering easy access to local amenities and the nearby canal. The property is perfect for those seeking a modern and convenient living space.

On the ground floor, you'll find a lounge featuring a spiral staircase, adding a touch of contemporary flair to the room. The contemporary kitchen is fully equipped with a range of base and wall units, an electric hob, and an oven. It also includes plumbing for a washing machine, with ample space for a fridge/freezer, and a window to the front that lets in plenty of natural light.

Upstairs, the first floor double bedroom is bright and airy, with a window to the front of the property offering scenic views. The modern shower room features a vanity wash hand basin, a low level WC, and a shower cubicle with a rainfall shower overhead, providing a luxurious and practical space.

Outside, the property boasts a garden to the front and side, offering a space to enjoy the outdoors. There is also parking for two cars, making it convenient for residents and visitors alike. The property is offered with no onward chain, providing a swift and hassle free move.

This property is an ideal choice for anyone looking for a stylish and well located home with excellent transport links, making it perfect for both first time buyers and commuters alike.

TENURE: FREEHOLD

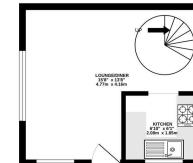
COUNCIL TAX BAND: B

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.



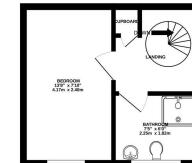
GROUND FLOOR

214 sq ft. (19.8 sq.m.) approx.

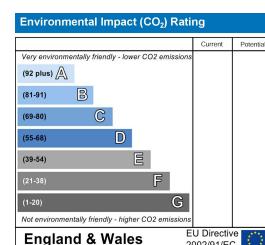
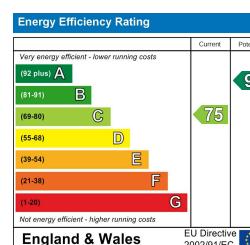


1ST FLOOR

208 sq ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA: 422 sq ft. (39.1 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plans shown, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or discrepancy between the same. The floor plan is intended for guidance purposes only, may not be to scale and should not be relied upon as anything other than an indicative outline of the property.



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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