



## 102 North Road, Pontypool, NP4 6HU

### Asking price £198,000



This delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, ensuring a warm and welcoming atmosphere throughout.

One of the notable advantages of this property is the off road parking, a valuable asset in this area. The location itself is ideal, offering easy access to local amenities, schools, and transport links, making it a practical choice for commuters and families alike.

This semi-detached house on North Road is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking to downsize, this home offers a wonderful blend of comfort and convenience. Do not miss the chance to make this charming residence your own.



## MAIN DESCRIPTION

A well-presented semi-detached home, ideally situated close to local shops, amenities, and convenient bus routes, making it perfect for everyday living.

The property welcomes you via an enclosed porch, providing a practical space for coats and shoes—particularly useful during wet weather. This leads into the entrance hall with stairs rising to the first floor.

The heart of the home is the spacious kitchen/diner, fitted with a range of base and wall units and offering space for a fridge/freezer, plumbing for a slimline dishwasher, gas hob, and electric oven. Dual aspect windows allow for plenty of natural light, and a door leads through to the generous sun room. There is also a useful utility cupboard with plumbing for a washing machine, along with a convenient ground floor WC.

The lounge is bright and inviting, featuring a large window to the front aspect.

The impressive sun room offers excellent additional living space, with windows and doors to the rear and side, creating a wonderfully light and airy environment ideal for relaxing or entertaining.

To the first floor, the landing benefits from natural light via a window and leads to two well-proportioned double bedrooms. The modern bathroom comprises a panelled bath with power shower over, a vanity wash hand basin incorporating a WC, and a cupboard housing the boiler.

Externally, the enclosed rear

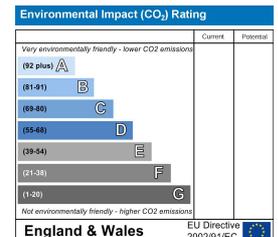
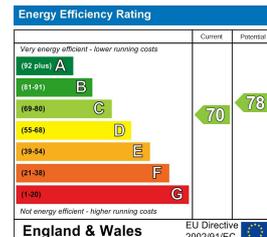
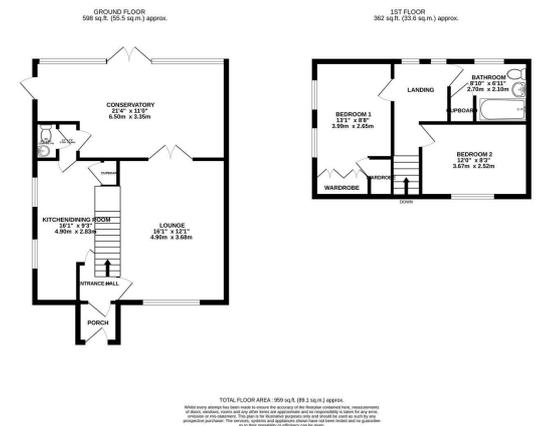
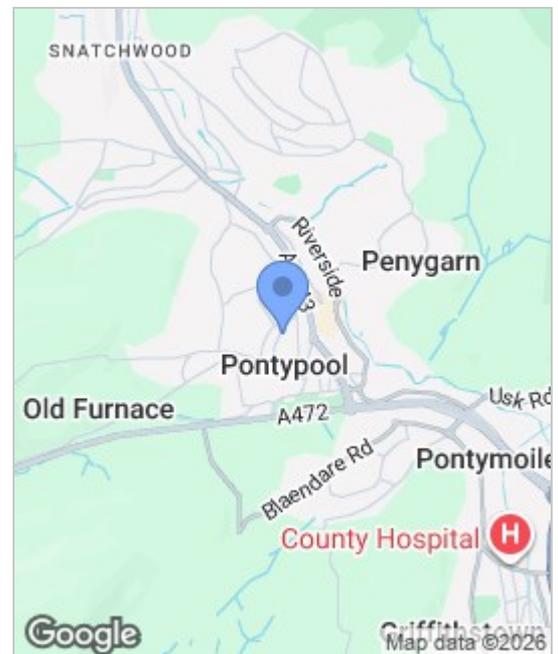
garden has been thoughtfully designed for low maintenance, featuring a patio area, decorative chippings, and a decked seating area. A summer house provides additional versatility, and a gate offers side access.

Early viewing is highly recommended to fully appreciate all this property has to offer.

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.



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