



**38 Fountain Road, Pontypool, NP4 8HU**

**Asking price £190,000**



**1**



**2**



**E**

# 38 Fountain Road Pontypool, NP4 8HU



One2one are pleased to present this three bedroom semi detached property situated in Pontypool....

- SEMI DETACHED PROPERTY
- CLOAKROOM/WC
- LOUNGE
- SEPARATE DINING ROOM
- FITTED KITCHEN
- THREE BEDROOMS
- WET ROOM
- FRONT AND REAR GARDENS





## Viewing

Please contact our One2One Estate Agents Torfaen Office on 01495219699 if you wish to arrange a viewing appointment for this property or require further information.

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.

5 - 7 New Street, Cwmbran, Torfaen, NP44 1EE  
 Tel: 01495219699  
 Email: Enquiries@one2oneestateagents.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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