



36 Greenhill Road, Pontypool, NP4 5BE

Asking price £350,000



This delightful semi-detached house located on Greenhill Road, Griffithstown, 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 reception rooms provide ample opportunity for relaxation and entertaining, allowing you to create a warm and inviting atmosphere for family gatherings or quiet evenings in.

Outside, you will find parking available for one vehicle, a valuable feature in this desirable area. The location itself is a significant advantage, with local amenities, schools, and parks within easy reach, making it a wonderful place to call home.

This property presents an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of a well-appointed home. Whether you are a first-time buyer or seeking a family residence, this semi-detached house on Greenhill Road is certainly worth considering.



MAIN DESCRIPTION

Situated in a highly sought-after location, this well-presented semi-detached property offers convenient access to a range of local schools, shops and everyday amenities, along with excellent bus routes and road links, making it ideal for commuting.

The property is entered via an enclosed porch which leads into a welcoming entrance hall, with stairs rising to the first floor. The ground floor boasts a light and spacious open plan lounge/diner, featuring a bay window to the front that allows for plenty of natural light.

To the rear, the property offers an impressive fitted kitchen/breakfast/family room, complete with a range of base and wall units and a central island, providing both practicality and a sociable layout. There is space for a range-style cooker, along with integrated appliances including a dishwasher, wine fridge, and fridge/freezer. A window overlooks the rear garden, and a door leads through to the conservatory, which has plumbing for a washing machine and double doors opening onto the garden.

The first floor landing includes a useful cupboard housing the boiler and gives access to two bedrooms. The principal bedroom benefits from a bay window, while a separate study/dressing room offers additional versatility. The contemporary family bathroom is fitted to a high standard, comprising a freestanding bath, double shower enclosure with rainfall shower, vanity wash hand

basin incorporating WC, and a window for natural light.

From the landing, stairs lead to a further bedroom featuring a skylight, along with its own en suite shower room, fitted with a shower cubicle, pedestal wash hand basin, low level WC, and window.

Externally, the property enjoys an enclosed rear garden, designed for ease of maintenance and outdoor enjoyment, with a paved seating area leading via steps to a lawn, and further steps up to a decked area.

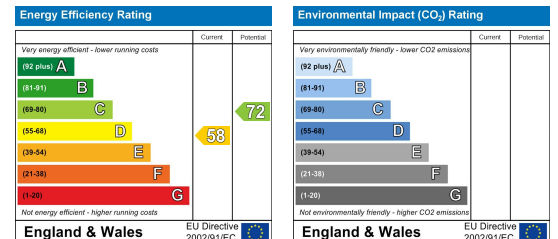
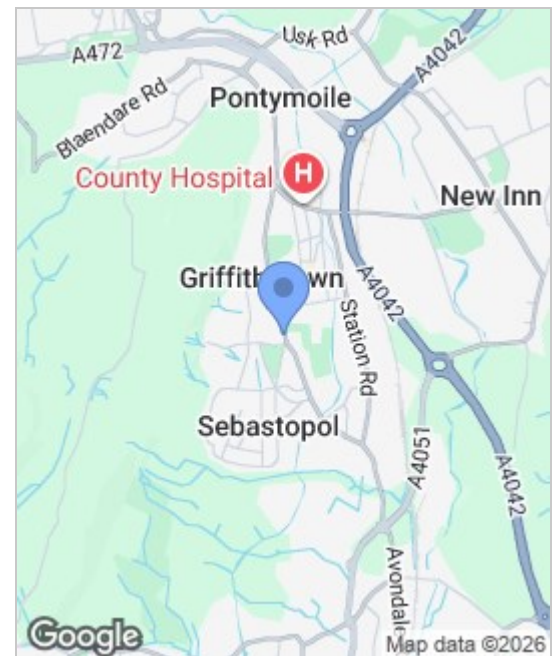
This attractive home offers versatile living space in a desirable location and must be viewed to be fully appreciated.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

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.

NB. Please note that regulations and legal requirements relating to property alterations may have changed over time. It is important to verify current planning permissions, building regulations, and any other relevant approvals with your local authority or a qualified professional before undertaking any work. This information is provided for general guidance only and should not be relied upon as up-to-date legal advice.



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.