



5 Broad Street, Pontypool, NP4 5HX

Guide price £240,000



GUIDE PRICE £240,000-£250,000 Nestled on Broad Street in the charming area of Griffithstown, this delightful end terrace house presents an excellent opportunity for families and professionals alike. With a generous plot, the property boasts ample outdoor space, perfect for gardening or enjoying the fresh air.

One of the standout features of this property is the parking provision, with space for two vehicles, making it ideal for those with multiple cars or visitors. The combination of a spacious interior and outdoor area, along with practical parking options, makes this home a rare find in the area.

Whether you are looking to settle down in a friendly community or seeking a sound investment, this property on Broad Street is well worth considering. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.



MAIN DESCRIPTION

This bright and spacious end-terraced property occupies a generous plot in a highly convenient location, close to local schools, shops, and a range of amenities. The property also benefits from excellent road links and well-served bus routes, making it ideal for commuters and families alike.

The accommodation is entered via an entrance hall with stairs rising to the first floor. The ground floor offers a particularly light and airy feel, with a spacious lounge featuring windows to both the front and rear, allowing natural light to flood the room.

There is a separate dining room with a front-facing window, which leads through to a well-appointed fitted kitchen. The kitchen is equipped with a range of base and wall units, an electric hob and oven, a Belfast sink, and space for a fridge/freezer, with a window overlooking the rear garden. A useful utility room provides additional functionality, offering plumbing for a washing machine, a sink, and both a window and door giving direct access to the rear garden.

To the first floor, there are three well-proportioned bedrooms, along with a modern family bathroom comprising a panelled bath, separate shower cubicle, vanity wash hand basin, low-level WC, and a window for natural light and ventilation.

Externally, the property truly stands out with its large and surprisingly spacious rear garden. Predominantly laid to lawn, the garden also features a decked seating area, pond, and shed,

creating an ideal outdoor space for relaxing or entertaining. The size of the plot offers excellent potential to extend, subject to the necessary planning permissions. A gate provides convenient access to the front.

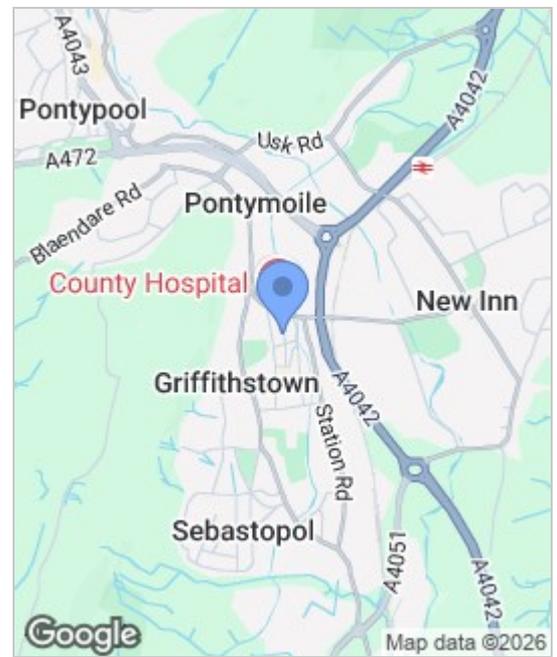
To the side of the property, there are two off-road parking spaces — a particularly valuable feature in this area.

Early viewing is highly recommended to fully appreciate the space, light, and potential this impressive home has to 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.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
			82				40

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