



## 9 High Street, Pontypool, NP4 6EY

### Guide price £100,000



\*\*\*GUIDE PRICE £100,000-£110,000\*\*\* Nestled on High Street, Pontypool, this charming ground floor flat offers a delightful blend of comfort and convenience. With its well-presented interiors, this property is perfect for those seeking a modern living space in a vibrant community.

The flat features a welcoming reception room, ideal for relaxation or entertaining guests. The two bedrooms provide ample space for rest and privacy, making it suitable for individuals, couples, or small families. The bathroom is thoughtfully designed, ensuring both functionality and style.

This property is an excellent opportunity for anyone looking to embrace a comfortable lifestyle in a lively area. Whether you are a first-time buyer or seeking a rental investment, this flat is sure to impress with its appealing features and prime location. Don't miss the chance to make this lovely flat your new home.



## MAIN DESCRIPTION

A well-presented ground floor flat, ideally situated close to local schools, shops and a range of everyday amenities. The property also benefits from excellent road links and regular bus routes, making it an ideal choice for commuters and families alike.

Accessed via a secure entry system, the accommodation begins with a welcoming entrance hall featuring useful storage cupboards and providing access to all rooms. The spacious lounge/diner is a particular highlight, enjoying a large front-facing window that allows for plenty of natural light.

The fitted kitchen offers a range of base and wall units and is equipped with an electric hob and double oven, plumbing for a washing machine and a wall-mounted boiler, with a window overlooking the rear of the property.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a built-in wardrobe and additional cupboard space. The bathroom comprises a panelled bath, separate shower cubicle, vanity wash hand basin and low-level WC, with a rear-facing window providing natural ventilation.

Externally, residents can enjoy a well-maintained communal rear garden.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

TENURE: LEASEHOLD 125 Years

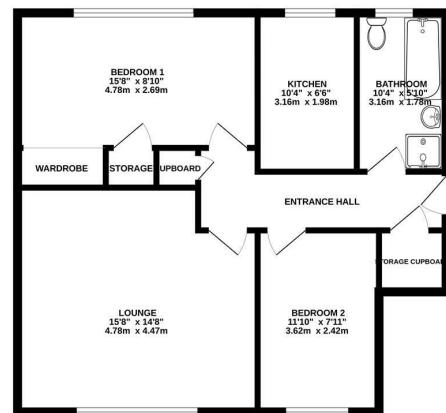
from 1st September 1982, Ground Rent £10.00 per annum. Service Charges for 2025 £450 per annum.

## COUNCIL TAX BAND: A

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  
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA: 696 sq.ft. (64.6 sq.m.) approx.  
Whilst every care has been taken to ensure the accuracy of the floor plan, these measurements of doors, windows, rooms and any other items are approximate and it is responsibility of buyer to make their own enquiries and satisfy themselves as to the accuracy of these measurements and of the property.

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

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

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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