



## 56 Hanbury Road, Pontypool, NP4 6PH

### £170,000



Nestled on Hanbury Road in Pontnewynydd, this property presents an excellent opportunity for investors.

The house features a welcoming reception room, ideal for relaxation and entertaining. With two well-appointed bathrooms, morning routines and family life are made convenient and comfortable.

This property is sold with a tenant in situ, making it an attractive option for those looking to invest in the rental market. The current tenant provides immediate rental income, allowing for a seamless transition into ownership.



## MAIN DESCRIPTION

This end terraced property ideally situated close to local amenities, including shops, schools, and bus routes, the property offers excellent convenience and accessibility. It is entered via an entrance hall providing access to the ground floor accommodation. The fitted kitchen is equipped with a range of base and wall units, plumbing for a washing machine, space for a fridge/freezer, electric hob and oven, and a wall-mounted boiler, with a window providing natural light.

The spacious lounge/diner benefits from windows to both the front and rear aspects, creating a bright and airy living space. Additional features include useful under-stairs storage and a staircase leading to the first floor. A door from the lounge/diner leads to a ground floor bedroom, which has a window to the side aspect, a built-in cupboard, and an en suite shower room comprising a wash hand basin, shower cubicle with power shower, and low-level WC.

To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a panelled bath with shower attachment, pedestal wash hand basin, low-level WC, and a window.

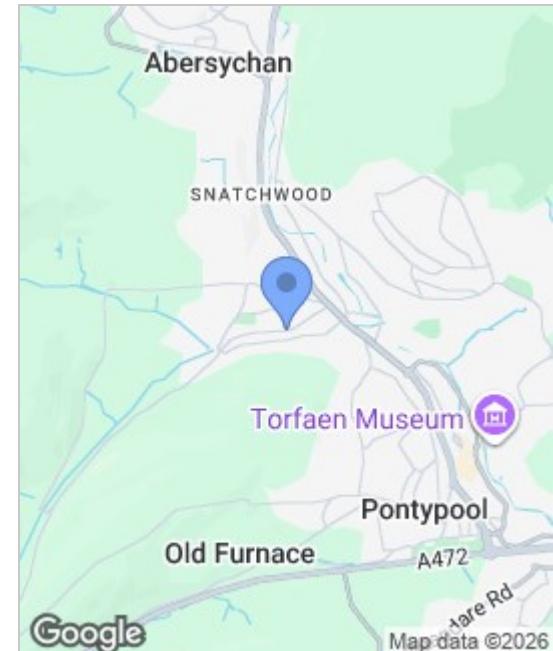
Externally, the property benefits from an enclosed courtyard to the front.

NB. The property is offered for sale with a tenant in situ, currently achieving a rental income of £1,200 per calendar month, making it an ideal investment opportunity.

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.

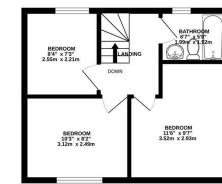
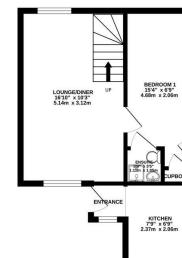


GROUND FLOOR

351 sq ft. (32.6 sq m.) approx.

1ST FLOOR

328 sq ft. (30.5 sq m.) approx.



TOTAL FLOOR AREA: 679 sq ft. (62.1 sq m.) approx.  
Whilst every attempt has been made to ensure the information contained in these particulars is accurate, no responsibility is taken for any errors, omissions, or inaccuracies. Areas, volumes, levels and any other figures given are approximate and no responsibility is taken for any errors, omissions, or inaccuracies. The information contained in these particulars is not a statement of fact or opinion, and the vendor, lessor or owner of the property does not make or give any warranty as to the statement. The vendor, lessor or owner of the property does not make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			85
(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		59	
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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