



**33 Hawthorn Road, Pontypool, NP4 5BL**

**Asking price £200,000**



**3**



**1**



**2**



**D**



# 33 Hawthorn Road Pontypool, NP4 5BL



Nestled in the sought after location of Hawthorn Road, Sebastopol, this charming terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well proportioned layout includes three comfortable bedrooms, perfect for accommodating family members or creating a dedicated home office.

With its prime location, residents will enjoy easy access to local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community atmosphere. This property is a wonderful blend of comfort and practicality, making it a must-see for anyone looking to settle in this charming area of Pontypool. Don't miss the chance to make this delightful house your new home.

- TERRACED PROPERTY
- SPACIOUS LOUNGE
- DINING ROOM AND KITCHEN
- GROUND FLOOR WC
- THREE BEDROOMS
- BATHROOM
- REAR GARDEN
- SOUGHT AFTER LOCATION



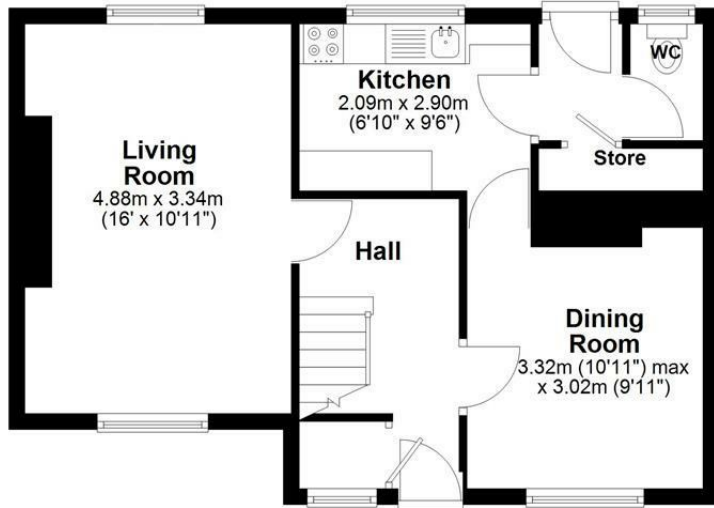






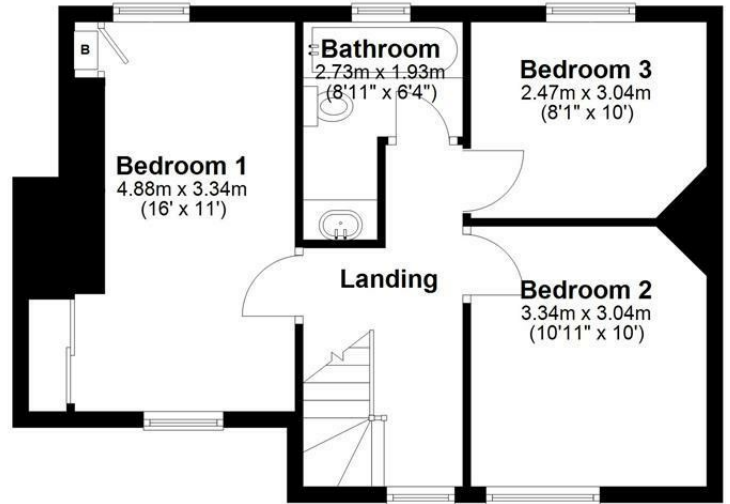
## Ground Floor

Approx. 46.2 sq. metres (497.3 sq. feet)

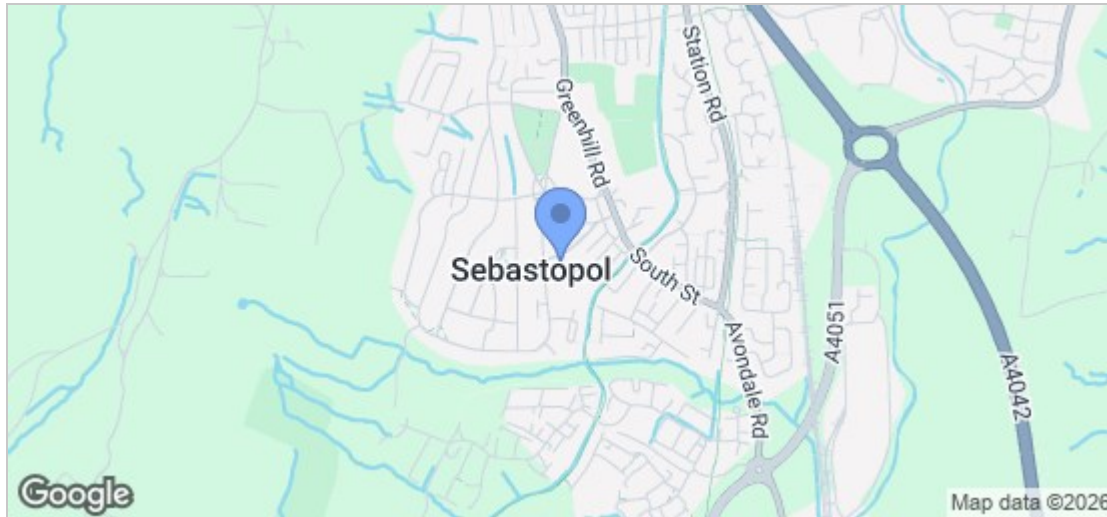


## First Floor

Approx. 45.6 sq. metres (491.3 sq. feet)



Total area: approx. 91.8 sq. metres (988.6 sq. feet)



## 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.

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