ONE2ONE
ESTATE AGENTS

29 Maple Road, Pontypool, NP4 5AT
Asking price £280,000

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Situated on the charming Maple Road in Griffithstown, this delightful semi-detached house offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

Upon entering, you are greeted by three inviting reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings. The property boasts two modern bathrooms, which cater to the needs of a busy household, making morning routines a breeze.

Outside, there is convenient hardstand parking, ensuring ease of access to the property. The surrounding area is known for its friendly community and local amenities, making it an excellent choice for families and professionals alike.

Main Description

A generously proportioned extended semi-detached family home, ideally situated in the popular residential area of Griffithstown, close to a range of local schools, shops and everyday amenities. The property is also conveniently positioned for access to attractive canal walks, cycle tracks and recreational facilities, together with good bus services and excellent road links providing easy access to Cwmbran, Pontypool, Newport and the surrounding areas.

The accommodation briefly comprises an entrance hall with stairs rising to the first floor, a dining room with window to the front aspect and useful under-stairs storage cupboard, and a spacious kitchen fitted with a range of base and wall-mounted units, with space for appliances and a door providing access to the side. There is also a useful utility room with plumbing for a washing machine and space for a fridge freezer, together with a convenient ground floor WC.

The property benefits from two spacious reception rooms. The sitting room is a bright and versatile space with doors opening onto the rear garden, while the generous lounge features a window overlooking the front and further doors providing access to the rear garden. The excellent proportions of the reception accommodation make this an ideal home for both family living and entertaining.

To the first floor are four good-sized bedrooms, providing excellent accommodation for a growing family. The principal bedroom benefits from a private en-suite shower room, comprising shower cubicle, pedestal wash hand basin, low-level WC and window. The remaining bedrooms are well proportioned and offer flexibility for children, guests, a home office or study.

The family bathroom comprises a bath, separate shower cubicle, pedestal wash hand basin and low-level WC, with windows providing natural light.

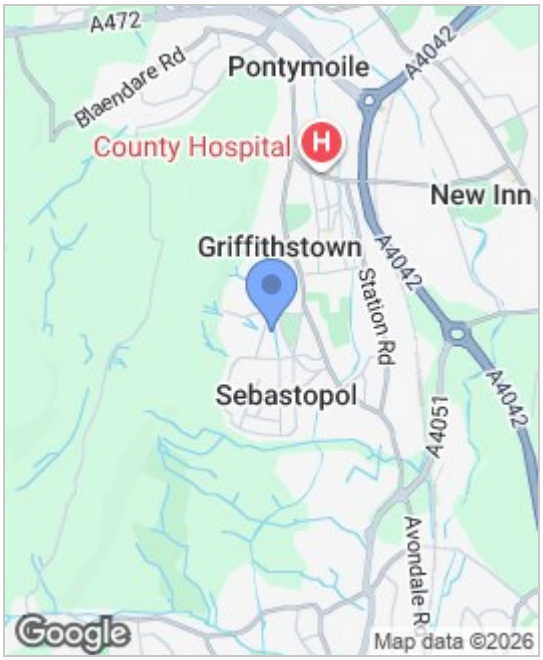
Outside, the property benefits from a large, enclosed rear garden, offering an excellent space for families, entertaining and outdoor relaxation. The garden is thoughtfully arranged with a patio area, lawn and a decked area to the rear, together with an external tap. There is also useful side access via a gate. To the front of the property is off-road parking.

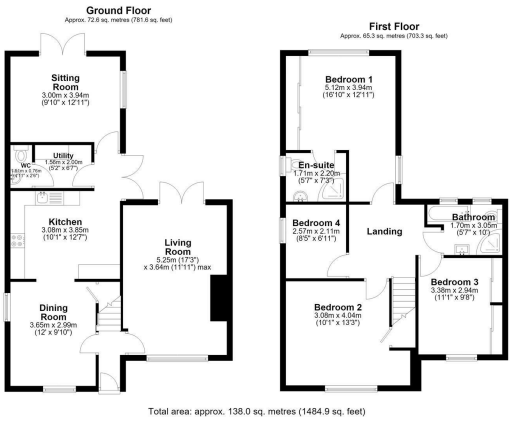
This is a spacious and versatile family home offering excellent living accommodation, four bedrooms, generous gardens and a convenient Griffithstown location close to local amenities, schools, transport links and canal-side walks. An internal inspection is highly recommended to fully appreciate the accommodation and space on offer.

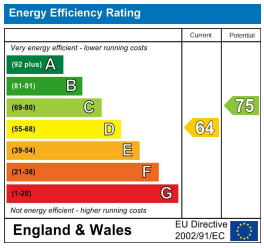
TENURE: FREEHOLD

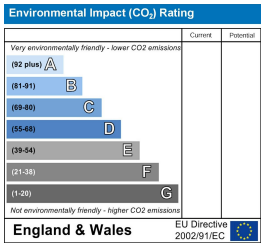
COUNCIL TAX BAND: D

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.









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