



St Cuthberts Lower Park Terrace, Pontypool, NP4 6LB

Guide price £300,000



GUIDE PRICE £300,000-£325,000 Nestled in Lower Park Terrace, Pontypool, this delightful mid terrace house offers a perfect blend of comfort and space for family living. With five well proportioned bedrooms, this property is ideal for those seeking ample accommodation. The layout includes two inviting reception rooms, providing versatile spaces for relaxation, entertaining guests, or enjoying family time.

Lower Park Terrace is conveniently located, offering easy access to local amenities, schools, and parks, making it a desirable location for both families and professionals. This home presents a wonderful opportunity for those looking to create lasting memories in a comfortable and spacious environment.

With its generous living space and prime location, this mid-terrace house is a must see for anyone in search of their next home in Pontypool. Don't miss the chance to explore the potential this property has to offer.



MAIN DESCRIPTION

A rarely available and spacious terraced property, offering a wealth of original features and versatile accommodation, perfect for a growing family. This charming home is brimming with character and offers ample space for comfortable living across three floors, with excellent commuting routes and local amenities nearby, making it ideal for both family life and professionals alike.

The property is accessed via an enclosed porch area, leading into a welcoming, spacious entrance hall with a staircase to the first floor and a convenient pantry. To the front of the property, the bright and airy lounge features a bay window that floods the room with natural light, creating a warm and inviting atmosphere. The separate dining room, with doors opening directly to the rear garden, is ideal for family meals and entertaining guests.

The fitted kitchen/breakfast room benefits from windows to the side, base units, and ample space for a range cooker, providing a perfect setting for culinary enthusiasts. A separate utility room, with a window to the rear and a door to the side, includes plumbing for a washing machine, space for appliances, and a separate shower, adding a practical touch to the space.

A door off the hallway gives access to the cellar, which offers an ideal storage space, perfect for keeping clutter at bay.

The first floor comprises four good sized bedrooms, each offering ample space and flexibility to suit various needs, as well as a well appointed family bathroom.

The staircase off the landing leads to the second floor, where two

additional rooms are found: a further reception room, ideal for use as a home office or playroom, and bedroom five, perfect for guests or older children.

Outside, the rear garden is fully enclosed, featuring a combination of a patio area and stone chippings, providing a low maintenance outdoor space for relaxation and entertaining. A gate to the rear offers access to off-road parking, making it both practical and convenient.

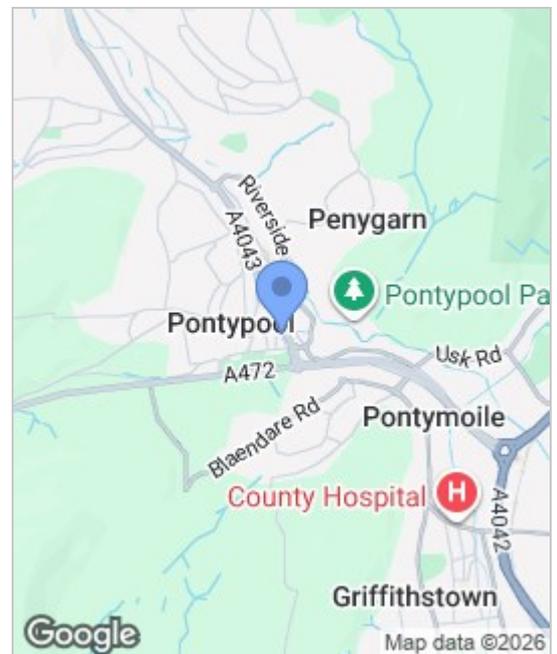
With excellent commuting routes close by, including easy access to major road networks and public transport links, this property is perfectly positioned for those needing to travel into the city or further afield. Whether you're a professional or a family, the convenience of these transport links will make your daily commute a breeze.

This property must be viewed to fully appreciate the size, character, and potential it offers. A truly wonderful family home, rarely found on the market, offering versatile living across multiple levels. Don't miss the opportunity to make this your new home!

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.



Energy Efficiency Rating	
Current	Potential
62	74
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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales EU Directive 2002/91/EC	

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