



25 Rochdale Terrace, Pontnewynydd, Pontypool, NP4 6SH

Guide Price £150,000

GUIDE PRICE: £150,000 - £160,000

Well-Presented THREE Bedroom Mid-Terraced Home, situated in the popular residential area of Pontnewynydd, Pontypool, this property offers comfortable and spacious living, perfect for first-time buyers, young families, or those looking to downsize.

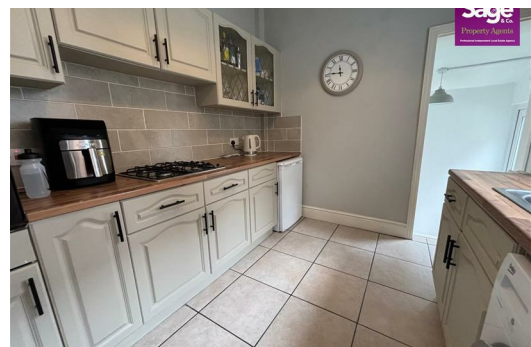
Upon entering, you are welcomed into a bright and generously sized open-plan lounge/diner, ideal for modern living and entertaining.

The ground floor also boasts a modern, well-appointed fitted kitchen and a contemporary family bathroom.

Upstairs, the property features three well-proportioned bedrooms, offering ample space for a growing family or home office needs.

To the rear, you'll find a low-maintenance enclosed garden, providing a private outdoor space to enjoy year-round.

Located within easy reach of Pontypool town centre, local schools, and excellent transport links, this property offers both convenience and comfort. **MUST BE VIEWED.** Council tax band B, EPC rating D.



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
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Entrance

Part glazed front entrance door, original tile flooring

Entrance Hall

Double radiator, stairs to first floor, door to;

Open Plan Living Room/Dining Room

Living Room

9'10" x 11'11" (3.00 x 3.65)

Double glazed window to front, feature fire place, double radiator

Dining Room

11'7" x 12'6" (3.55 x 3.82)

Double glazed window to rear, double radiator, under stair storage cupboard, door to:

Kitchen

8'4" x 8'5" (2.55 x 2.57)

Fitted with a range of base and eye level wall units, roll edge work surfaces, ceramic tile splashbacks, inset stainless steel sink unit and drainer, inset gas hob, inset eye level oven, space for fridge/freezer, plumbing for automatic washing machine, double radiator, double glazed window to side, doorway to;

Bathroom

6'0" x 8'2" (1.83 x 2.50)

Three piece suite comprising; panelled bath with mains shower over, low level WC, pedestal wash hand basin, fully ceramic tile walls, obscure double glazed window to rear, double radiator

First Floor

Access to loft space, doors to;

Bedroom One

9'9" x 15'6" (2.98 x 4.73)

Two double glazed windows to front, dado rail, radiator

Bedroom Two

12'5" x 9'5" (3.80 x 2.89)

Double glazed window to rear, radiator

Bedroom Three

9'10" x 8'6" (3.00 x 2.61)

Double glazed window to rear, fitted wardrobe

Outside

Enclosed forecourt laid to patio

Enclosed rear garden. mainly laid to artificial lawn, steps leading down to rear gate

Tenure

We have been advised that the property is Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	

