Putting **you** & **your property** first

66 Sycamore Road South, Griffithstown, Pontypool, NP4 5AN

Offers In Excess Of £190,000

A fantastic opportunity to acquire this well-presented THREE BEDROOM, SEMI-DETACHED home, ideally suited to first-time buyers, young families, or those looking to upsize into a popular and well-established residential area. The property offers spacious accommodation throughout, beginning with an inviting entrance that leads into a GENEROUSLY SIZED LIVING ROOM. Benefiting from windows to both the front and rear aspects, this bright and airy space enjoys an abundance of natural light and provides the perfect setting for relaxing with family or entertaining guests. Completing the ground floor is a contemporary kitchen/diner making it an ideal hub for everyday family life. To the first floor, the property continues to impress with three good-sized bedrooms and a well-appointed family bathroom suite serves the first-floor accommodation.

Externally, the property enjoys an enclosed rear garden, providing a private outdoor space that is perfect for entertaining family and friends, or simply unwinding during the warmer months.

Situated within a sought-after residential location, the property benefits from convenient access to a range of local amenities, reputable schools, shops, and leisure facilities. Excellent transport links nearby provide easy connections to surrounding towns and cities, making it an excellent choice for commuters. Council tax band C, EPC rating D

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Entrance
Part glazed composite front entrance door to;

Entrance Hall
Radiator, double glazed window to side, stairs to first floor, doors to;

Kitchen/ Diner
12'3" x 10'7" (3.74 x 3.23)
Contemporary kitchen fitted with a range of base and eye level wall units with work preparation surfaces over, inset composite one and half bowl sink and drainer unit, plumbing for automatic washing machine, electric hob with oven under and filter hood over, ceramic tiled splash backs, space for fridge freezer, double glazed window to rear, part glazed door to rear, double glazed window to side, space for dishwasher, vertical radiator

Living Room
18'8" x 12'0" (5.69 x 3.66)
Double glazed window to front and rear aspects, two vertical radiators, coving, feature panelling to one wall

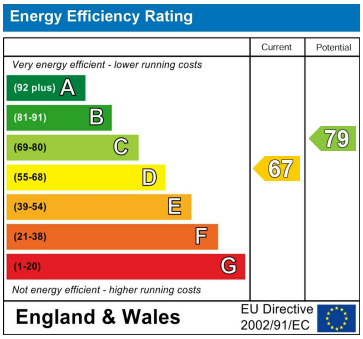
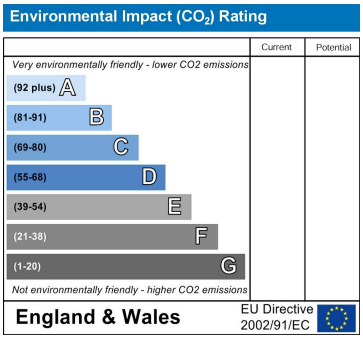
First Floor
Access to loft space, two double glazed windows to front, doors to;

Bedroom One
9'4" x 12'0" (2.86 x 3.66)
Double glazed window to front, radiator

Bedroom Two
12'2" x 8'11" (3.73 x 2.72)
Double glazed window to rear, radiator, built in wardrobe

Bedroom Three
8'11" x 8'0" (2.73 x 2.45)
Double glazed window to front, radiator

Bathroom
5'6" x 5'10" (1.70 x 1.78)
Three piece suite comprising; panelled bath with shower over, low level WC, vanity wash hand basin, obscure double glazed windows to front and side aspects, towel radiator

Outside
Front - Mainly laid to lawn , steps to front entrance door.
Rear - Enclosed rear garden mainly laid to lawn, side access to rear, storage shed.

Tenure
We have been advised that this property is Freehold. To be verified