Putting you & your property first



57 Springfield Road, Sebastopol, Pontypool, NP4 5BX

Guide Price £200,000

GUIDE PRICE £200,000 - £210,000

A well-presented THREE BEDROOM, MID-TERRACE property situated in the popular residential area of Sebastopol. Offering spacious and versatile accommodation, this attractive home would make an ideal first-time purchase or investment opportunity. The ground floor comprises a generous living room with windows to both the front and rear aspects, creating a bright and naturally light space. To the rear is a good-sized kitchen/diner, providing an ideal setting for family meals and entertaining guests, along with a useful utility space.

To the first floor are three well-proportioned bedrooms, together with a modern bathroom suite.

Externally, the property benefits from OFF-ROAD PARKING for one vehicle to the front, while the enclosed rear garden provides a good-sized outdoor space, ideal for families, entertaining or relaxing.

Springfield Road is conveniently located close to a range of local schools and amenities, as well as the Monmouthshire & Brecon Canal and excellent transport links, making this an appealing location for a variety of buyers.







Lakeside House,
Cwmbran NP44 3GA
E: cwmbran@sageandco.co.uk

T: 01633 838888
www.**sageandco**.co.uk

65 Tredegar Street,
Risca NP11 6BW
E: risca@sageandco.co.uk

Sage & Co Estate Agents. Registered in England & Wales - Company Number: 11494777

Entrance
Part glazed front entrance door to;

Entrance Hall
6'9" x 6'1" (2.07 x 1.87)
Double glazed window to front, stairs to first floor, radiator, doors to;

Living Room
18'2" x 10'4" (5.56 x 3.17)
Double glazed window to front, triple glazed window to rear and two radiators, coving

Kitchen/Diner
18'2" x 14'1" (5.56 x 4.31)
Fitted with a range of base and eye level wall units, roll edge work surfaces, inset stainless steel sink and drainer unit, inset gas hob with stainless steel extractor hood over and oven under, ceramic tile splashbacks, plumbing for automatic washing machine, space for tumble dryer, part glazed door to rear, triple glazed window to rear, under stair storage cupboard, door to;

Utility Area
8'11" x 3'8" (2.72 x 1.13)
Space for fridge/freezer, plumbing for dishwasher, part glazed door to side

First Floor
Doors to;

Bedroom One
7'4" x 16'10" (2.26 x 5.15)
Triple glazed window to rear, radiator

Bedroom Two
8'11" x 13'10" (2.73 x 4.23)
Double glazed window to front, radiator

Bedroom Three
9'0" x 8'0" (2.76 x 2.44)
Triple glazed window to rear, radiator

Bathroom
8'10" x 7'8" (2.70 x 2.36)
Four piece suite comprising; panelled bath, electric double shower cubicle, low level WC, vanity wash hand basin, ceramic tile splash back, access to loft space, towel radiator, two double glazed obscure windows to front

Outside
Front- Off road parking for one vehicle, path to front entrance door and store cupboard, remainder laid to lawn.

Rear- Enclosed rear garden with wooden fencing, mainly laid to lawn with remainder laid to patio

Tenure
We have been advised freehold, to be verified









