



7 St. Hildas Road, Griffithstown, Pontypool, NP4 5HN

Guide Price £160,000

GUIDE PRICE - £160,000 - £170,000

NO ONWARD CHAIN AND A GARAGE!! We are delighted to offer for sale this THREE BEDROOM, MID-TERRACED property, ideally located in the sought-after village of Griffithstown. Within close proximity to local shops, schools, excellent transport links, and the scenic Monmouthshire & Brecon Canal, this home is perfect for first-time buyers, families, or those looking to downsize.

The ground floor accommodation comprises a spacious living room/diner, a kitchen and a useful utility room, offering ample living and storage space. Upstairs, there are three bedrooms and a family bathroom.

Outside, the property benefits from a well-maintained enclosed rear garden, perfect for relaxing or entertaining, along with a large garage to the rear, providing valuable off-road parking or additional storage.

Offered to the market with no onward chain, early viewing is highly recommended to fully appreciate all this home has to offer.

EPC Rating: C
Council Tax Band: C



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 Email: cwmbran@sageandco.co.uk

Entrance

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, radiator, under stair storage space, door to;

Living Room

11'7" x 14'9" (3.54 x 4.50)

Double glazed window to rear, feature fire surround, double radiator, coving, door to store cupboard, door to kitchen and open to;

Dining Room

11'4" x 11'9" (3.46 x 3.60)

Double glazed window to front, radiator.

Kitchen

8'11" x 7'6" (2.74 x 2.30)

Fitted with a range of base and eye level wall units, roll edge work surfaces, inset composite one and a half bowl sink and drainer unit, ceramic tile splashbacks, space for gas cooker with filter hood over, integral dishwasher, space for fridge, double glazed window to side, part glazed door to side, door to;

WC/Utility

5'1" x 7'8" (1.55 x 2.34)

Plumbing for automatic washing machine and space for tumble dryer, roll edge work surfaces, obscure double glazed window to rear, pedestal wash hand basin, radiator, open to WC with splashback, radiator, obscure double glazed window to side.

First Floor

Doors to;

Bedroom One

11'3" x 9'5" (3.43 x 2.89)

Double glazed window to front, fitted wardrobe to one wall with sliding doors, coving, radiator.

Bedroom Two

11'5" x 10'4" max (3.50 x 3.16 max)

Double glazed window to rear, fitted wardrobe housing boiler, radiator.

Bedroom Three

5'10" x 5'8" (1.80 x 1.74)

Double glazed window to front, radiator.

Bathroom

7'9" x 7'1" (2.38 x 2.16)

Three piece suite comprising; Panelled bath with electric shower over, low level WC, pedestal wash hand basin, radiator, ceramic tile splashbacks, double glazed window to rear.

Outside

Enclosed rear garden over two tiers, upper tier is level concrete with steps leading to lower level mainly laid to slate chippings with shrub borders, door leading into garage with tap connected.

Tenure

We have been advised that the property is Freehold, to be verified.

