



## 63 Snatchwood Road, Abersychan, Pontypool, NP4 7BY

**£150,000**

**NO CHAIN!** Situated in a convenient location close to local amenities and just a short distance from Pontypool Town Centre, this well-presented and unique **TWO BEDROOM, END OF TERRACE** property offers stylish accommodation with great versatility. The ground floor features a bright and spacious open-plan living and dining area, ideal for modern living and entertaining, along with a fitted kitchen. Upstairs, the property offers two good-sized bedrooms and a modern family bathroom. A further exciting feature is the versatile home office, accessed to the rear – perfect for remote working, hobbies, or additional storage. Externally, the property boasts a large rear garden, providing an excellent outdoor space for relaxing or entertaining, as well as a hardstand to the rear, offering convenient off-road parking.

Viewing is highly recommended! Council tax band B, EPC rating D.



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
**Telephone:** 01633 838 888 **Email:** [cwmbran@sageandco.co.uk](mailto:cwmbran@sageandco.co.uk)

## Entrance

Part glazed front entrance door to;

## Porch

Double glazed window to side, UPVC panelling, ceramic tile flooring, opening to;

## Open Plan Ground Floor

### Lounge

9'11" x 13'2" (3.03 x 4.03)

Double glazed window to front, radiator, original hard wood flooring, open to;

### Dining Room

10'6" x 10'9" (3.22 x 3.30)

Double glazed French doors to rear, feature fire surround, built-in cupboard, under stair storage space, stairs to first floor, double radiator, open to;

### Kitchen

Fitted with a range of base and eye level wall units, roll edge work surfaces, inset stainless steel sink unit and drainer, inset gas hob with oven under and filter hood over, ceramic tile splashbacks, plumbing for automatic washing machine, space for fridge/freezer, spot lights to ceiling and two double glazed windows to side.

## First Floor

Built-in storage cupboard, doors to;

### Bedroom One

13'1" x 10'6" (4.00 x 3.21)

Double glazed window to front, radiator.

### Bedroom Two

8'9" x 8'5" (2.68 x 2.58)

Double glazed window to side, radiator.

## Bathroom

Three piece suite comprising; Free standing bath, pedestal wash hand basin, low level WC, ceramic tile splashbacks, obscure double glazed window to rear.

## Home Office

4'9" x 9'10" (1.46 x 3.01)

Part glazed door, double glazed window to side and rear aspects.

## Outside

Steps leading up to enclosed forecourt.

Enclosed rear garden with split levels consisting of slate chippings and lawn, hard stand to rear, gate access to side.

## Tenure

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

