



**5 Victoria Street, Griffithstown, Pontypool, NP4 5HH**  
**Asking Price £170,000**

**\*\*OFFERED FOR SALE WITH NO ONWARD CHAIN\*\***

Situated in the ever-popular village of Griffithstown, Pontypool, this well-presented TWO BEDROOM, MID-TERRACE property is offered for sale with no onward chain, making it an ideal first-time purchase, family home, or investment opportunity.

The ground floor accommodation is both SPACIOUS and VERSATILE, comprising a separate living room and dining room, a fitted kitchen, useful utility room, and a conservatory/rear lobby providing additional living or storage space.

To the first floor are two generous DOUBLE BEDROOMS and a family bathroom. A loft room offers valuable additional storage space.

Externally, the property benefits from a low-maintenance rear garden, perfect for those seeking an easy-to-manage outdoor space. Victoria Street enjoys a convenient location close to local amenities including a pharmacy, café, schools, and excellent transport links. The scenic Monmouthshire & Brecon Canal is also just a short walk away, offering beautiful waterside walks right on your doorstep.

An excellent opportunity in a sought-after location – early viewing is highly recommended.

EPC: D Council Tax Band: C



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

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, under stair storage cupboard, doors to

Living Room

11'8" x 18'8" (3.58 x 5.69)

Double glazed window to front, double radiator, feature fireplace and surround

Dining Room

11'9" x 11'7" (3.59 x 3.54)

Double glazed window to rear, double radiator

Kitchen

12'5" x 6'8" (3.81 x 2.05)

Fitted with range of base and eye level wall units, work preparation surfaces over, inset composite one and a half bowl sink and drainer unit, inset gas hob, filter hood over, eye level double oven, ceramic tile splashbacks, space for fridge/freezer, integral dishwasher, radiator, double glazed window to rear, ceramic tile flooring, door to;

Conservatory/Rear Lobby

6'8" x 13'4" (2.04 x 4.07)

Double glazed windows to rear, part glazed door to rear, ceramic tile flooring, door to;

Utility Room/W.C

6'5" x 4'11" (1.98 x 1.52)

Low level WC, base and eye level wall units, inset stainless steel sink and drainer unit, plumbing for automatic washing machine, window to side and rear

First Floor

Doors to;

Bedroom One

11'8" x 18'7" (3.58 x 5.68)

Two double glazed windows to front, two radiators, feature fire surround, access to loft space

Bedroom Two

11'10" x 10'6" (3.61 x 3.21)

Double glazed window to rear, double radiator

Bathroom

8'8" x 7'7" (2.65 x 2.33)

Suite comprising; corner bath, mains shower cubicle, vanity wash hand basin, low level WC, chrome radiator, ceramic tile walls and flooring, obscure double glazed window to rear.

Loft Space

16'5" x 19'0" (5.02 x 5.81)

Velux window, boarded, Combi boiler, power connected

Outside

Front -pedestrian access to front entrance door

Rear - enclosed garden with wooden fencing, laid to patio and block paving, gate access to lane

Tenure

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

