

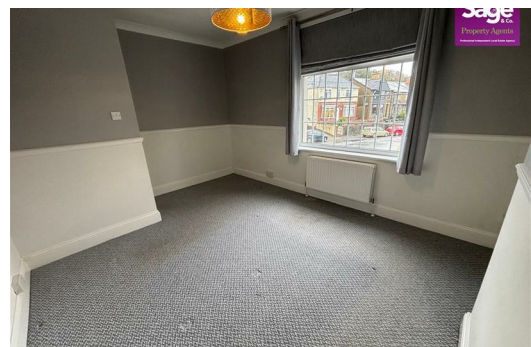


120 Sunnybank Road, Griffithstown, Pontypool, NP4 5LL
Asking Price £299,950

Offered for sale with NO ONWARD CHAIN

This beautifully presented and contemporary THREE BEDROOM, DETACHED property is situated in the highly sought-after village of Griffithstown, Pontypool. Offering GENEROUS LIVING SPACE throughout, this wonderful family home is perfect for modern living and is conveniently located close to local amenities, reputable schools, and excellent transport links. The ground floor comprises a bright and spacious OPEN-PLAN living and dining room, with windows to both front and rear allowing an abundance of natural light to flow through. Double doors lead into a STUNNING KITCHEN / BREAKFAST ROOM—the true heart of the home—featuring modern fitted units, integrated appliances, and a stylish central island, providing the perfect space for entertaining family and friends. Completing the ground floor is an inner hallway, a useful utility room, and a WC. Upstairs, the first floor offers three well-proportioned bedrooms and a LUXURIOUS family bathroom suite finished to a high standard. Outside, the property enjoys an enclosed rear garden, providing a private space ideal for relaxing or outdoor dining. Located within easy reach of both Pontypool and Cwmbran Town Centres, this home offers excellent access to local shops, schools, and transport links, as well as being within walking distance of the picturesque Monmouthshire & Brecon Canal—perfect for scenic walks and outdoor pursuits.

Council tax band F, EPC E.



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

www.sageandco.co.uk

Entrance

Part glazed front entrance door to;

Entrance Hall

Double glazed window to side, dado rail, coving, doors to;

Cloakroom/WC

3'6" x 6'9" (1.09 x 2.06)

Obscure double glazed window to rear, wall mounted wash hand basin, low level WC, dado rail

Inner Hallway

Stairs to first floor, double radiator, double glazed window to side, built in cupboard housing boiler, door to;

Open Plan

Lounge/ Dining Room

22'2"ax x 11'11" (6.77max x 3.65)

Feature fireplace and surround, double glazed window to rear, double glazed bay window to front, dado rail and ceiling cornice, two double radiators, doors to;

Kitchen/ Breakfast Room

14'1" x 13'10" (4.31 x 4.24)

Spacious contemporary kitchen fitted with a range of base and eye level wall units with work preparation surfaces over, inset composite one and a half bowl sink and drainer unit, inset eye level oven, integrated dishwasher and fridge freezer, fitted island with electric hob and units under with space for for seating to the other side, dado rail, double radiator, double glazed bay fronted window, ceiling cornice, spot lights to ceiling

Utility Room

9'5" x 9'2" (2.91 x 2.80)

Fitted with a range of base and eye level wall units with work preparation surfaces over, inset stainless steel sink and drainer unit, space for automatic washing machine, double glazed window to rear, part glazed door to rear

First Floor

Double glazed window to rear, coving, dado rail, stairs to loft space, doors to;

Bedroom Three

9'1" x 12'0" (2.79 x 3.66)

Double glazed window to rear, double radiator, dado rail, coving, built in storage cupboard

Bathroom

11'1" x 7'7" (3.38 x 2.33)

Pedestal wash hand basin, mains shower cubicle, low level WC, radiator, ceramic tiled splash backs , obscure double glazed window to rear, coving, roll top bath with chrome claw feet

Bedroom One

10'7" x 14'4" max (3.25 x 4.38 max)

Double glazed window to front, double radiator, coving, dado rail

Bedroom Two

9'10" x 11'10" (3.00 x 3.61)

Double glazed window to front, double radiator, coving, dado rail

Loft Space

approx 97'9" sq.m (approx 29.8 sq.m)

Velux window, storage to eaves, radiator, door to further space, double glazed window to side, radiator, storage to eaves

Outside

Front - Enclosed forecourt mainly laid to patio with side access to rear

Rear - Enclosed garden comprising a patio/decking area, raised gravel bed and remainder laid to lawn

Tenure

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

