



28 Hawthorn Road, Sebastopol, Pontypool, NP4 5BL

Asking Price £189,950

Offered to the market with NO ONWARD CHAIN, this well-proportioned TWO BEDROOM semi-detached property is situated in the ever-popular Sebastopol area, making it an ideal choice for first-time buyers, growing families, or investors.

The ground floor boasts a separate living room, a dedicated dining room, and a spacious kitchen – offering plenty of space for everyday living and entertaining. Upstairs, you'll find two generous bedrooms, a versatile third room perfect as a nursery, office or dressing room, and a modern wet/shower room.

Externally, the property features a large enclosed rear garden, perfect for children, pets or summer gatherings. Additional highlights include close proximity to local amenities, excellent transport links, and reputable schools, all within easy reach.

This fantastic home offers great potential and early viewing is highly recommended.

Don't miss out – contact us today to arrange your viewing. Council tax band C, EPC rating D



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

Entrance

Part glazed front entrance door to;

Entrance Hall

Double glazed window to front, radiator, stairs to first floor, doors to;

Dining Room

10'9" x 10'11" (3.28 x 3.35)

Double glazed window to front, radiator, coving

Living Room

15'2" x 8'11" (4.63 x 2.72)

Double glazed window to front, double radiator, double glazed patio doors to rear, feature fireplace and surround, coving, doors to;

Kitchen

14'4" x 8'9" (4.37 x 2.69)

Fitted with a range of base and eye level wall units, roll top work preparation surfaces over, inset one and a half bowl sink and drainer unit, space for cooker, plumbing for automatic washing machine, space for fridge freezer, ceramic tiled splashbacks, two double glazed windows to rear, part glazed door to rear, under stairs storage cupboard

First Floor

Access to loft space, doors to;

Bedroom One

11'11" x 15'2" (3.65 x 4.63)

Double glazed windows to front and rear, radiator, built in cupboard housing water tank, coving

Bedroom Two

10'11" x 10'9" (3.34 x 3.29)

Double glazed window to front, radiator, built in cupboard

Utility Room

6'4" x 4'7" (1.94 x 1.42)

Double glazed window to rear, radiator, wall mounted boiler

Bathroom

7'2" x 8'9" (2.19 x 2.68)

Electric shower, low level WC, pedestal wash hand basin, radiator, ceramic tiled splash backs, obscure double glazed window to rear

Outside

Front - Steps leading to front entrance door with remainder laid to lawn

Rear - Enclosed rear garden comprised of a large patio area with steps and paved garden path leading to the end of the garden with the remainder laid to lawn

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

