



Sage & Co.

Property Agents

Sage & Co.
Property Agents
Professional Independent Local Estate Agency



101 Sunnybank Road, Griffithstown, Pontypool, NP4 5LL

Offers Over £270,000

OFFERS OVER £270,000 - GARAGE AND HARDSTAND TO REAR

Situated in the highly desirable residential village of Griffithstown, this beautifully presented THREE BEDROOM SEMI-DETACHED property offers generous living space and versatile accommodation.

The ground floor comprises a welcoming entrance hallway, a bright and spacious living room, a separate dining room perfect for entertaining, a well-appointed kitchen, a versatile family room, and a convenient cloakroom/WC. Upstairs, the property offers three good-sized bedrooms and a modern family bathroom, providing comfortable accommodation for a growing family.

Externally, the home boasts attractive front and rear gardens, with the rear garden offering an ideal space for outdoor dining, entertaining, or relaxing in a private setting. Additional benefits include a GARAGE located to the rear, offering secure parking or extra storage.

Sunnybank Road is ideally located within close proximity to local amenities, excellent transport links, reputable schools, and the scenic Monmouthshire & Brecon Canal. Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.

Council Tax Band - D, EPC rating C



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

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

Cloakroom/WC

Low level WC, extractor fan

Dining Room

11'11" x 10'10" (3.64 x 3.31)

Double glazed window to front, feature fire surround, radiator, dado rail

Living Room

11'11" x 12'9" (3.64 x 3.90)

Double glazed window to front, feature gas fire and surround, radiator

Kitchen

17'2" x 8'1" (5.25 x 2.48)

Fitted with a range of base and eye level wall units, roll edge work preparation surfaces over, inset stainless steel sink and drainer unit, ceramic tiled splash backs, space for cooker, filter hood over, plumbing for automatic washing machine, space for tumble dryer, space for fridge freezer, wall mounted boiler, double glazed window to rear, part glazed door to rear, door to;

Family/Sitting Room

9'4" x 13'6" (2.85 x 4.12)

Double glazed window to rear, radiator

First Floor

Access to loft space, double glazed window to rear, doors to;

Bedroom One

11'10" x 11'11" (3.62 x 3.64)

Double glazed window to front with panoramic views, radiator, dado rail, two fitted wardrobes

Bedroom Two

11'10" x 12'0" (3.61 x 3.66)

Double glazed window to front, fitted wardrobe, dado rail, radiator

Bedroom Three

6'9" x 8'11" (2.07 x 2.73)

Double glazed window to rear, radiator

Bathroom

6'9" x 5'11" (2.08 x 1.82)

Three piece suite comprising; panelled bath with shower over, low level WC, vanity wash hand basin, towel radiator, obscure double glazed window to rear

Outside

Front - Steps up to front entrance door, side access to rear, mainly laid to lawn

Rear - Enclosed rear garden over two levels with the lower level laid to patio, tap connected, steps leading up to lawn area and paved garden path leading to rear access. Remainder of garden laid to a variety of plants and shrubs and a built in pond. Garage and hardstand to rear with approximately space for two cars.

Tenure

We have been advised that this property is Freehold. To be verified

