



# Sage & Co.

## Property Agents



### 20 Parc Panteg, Griffithstown, Pontypool, NP4 5YH

**£230,000**

Situated in the sought-after Parc Panteg development in Griffithstown, this WELL-PRESENTED THREE BEDROOM, MID-TERRACED property offers an excellent opportunity for first-time buyers looking to step onto the property ladder. The ground floor features a welcoming lounge, ideal for relaxing, along with an OPEN PLAN KITCHEN / DINER—perfect for modern living and entertaining. French doors open out onto the enclosed rear garden, creating a seamless indoor-outdoor space. A convenient cloakroom/WC completes the ground floor accommodation.

Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with EN-SUITE, alongside a family bathroom serving the remaining rooms. Externally, the low-maintenance rear garden provides a great space for unwinding or hosting guests, while the property also benefits from TWO ALLOCATED PARKING SPACES. Ideally located close to Cwmbran Town Centre, well-regarded schools, and excellent transport links including the A4042, this home combines comfort with convenience.

Early viewing is highly recommended to fully appreciate all this property has to offer. Council tax band C, EPC TBC



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## Entrance

Front entrance door to;

## Entrance Hall

Ceramic tile flooring, stairs to first floor, radiator, doors to;

## Cloakroom/W.C.

5'8" x 3'4" (1.74 x 1.02)

Low level WC, pedestal wash hand basin, ceramic tile splashbacks, radiator, extractor fan, obscure double glazed window to front

## Living Room

14'0" max 10'4" min x 12'2" (4.29 max 3.16 min x 3.73)

Double glazed window to front, two radiators, built-in under stair storage cupboard, doors to;

## Kitchen/Dining Room

8'11" x 15'5" (2.74 x 4.72)

Fitted with a range of base and eye level wall units, roll edge work tops, inset one and a half bowl stainless steel sink and drainer unit, gas hob, stainless steel filter hood over, inset eye level oven, plumbing for automatic washing machine, space for fridge/freezer, wall mounted combi boiler, double glazed window to rear, double glazed French doors to rear

## First Floor

Radiator, access to loft space, doors to;

## Bedroom One

8'7" x 9'5" (2.63 x 2.89)

Double glazed window to front, radiator, built-in wardrobe, door to;

## En-Suite

5'9" x 5'7" (1.77 x 1.72)

Three piece suite comprising; mains shower cubicle, low level WC, pedestal wash hand basin, radiator, ceramic tile splashbacks, obscure double glazed window to front, electric shower point

## Bedroom Two

9'0" x 8'7" (2.76 x 2.64)

Double glazed window to rear, radiator

## Bedroom Three

8'11" x 6'5" (2.74 x 1.97)

Double glazed window to rear, radiator

## Outside

Front - Pedestrian access, two allocated parking spaces. Gate access to rear garden

Rear - Enclosed rear garden with wooden fencing, mainly laid to patio with remainder laid to gravel. Tap connected,

## 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			
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	

