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41 Oxford Street, Griffithstown, , NP4 5HP

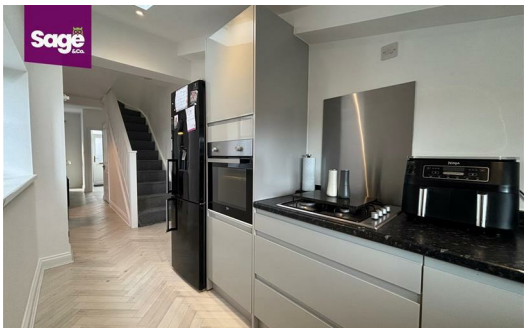
Asking Price £170,000

Situated in the popular village of Griffithstown, this charming TWO BEDROOM, MID-TERRACE property is presented to an EXCELLENT STANDARD throughout and is offered in true turnkey condition, making it an ideal purchase for first-time buyers, downsizers or investors alike.
The ground floor comprises a welcoming OPEN-PLAN living/dining room, providing a bright and inviting space for both relaxing and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light to flood the room and creating a lovely connection between indoor and outdoor living. A contemporary fitted kitchen, finished to a modern standard, completes the ground-floor accommodation.
To the first floor, the property offers two well-proportioned bedrooms and a family bathroom suite.
Externally, the property benefits from an enclosed, low-maintenance rear garden, providing the perfect space to enjoy outdoor living without the demands of extensive upkeep.
Ideally positioned within walking distance of local amenities, schools and the beautiful Monmouthshire & Brecon Canal, the property also benefits from being conveniently located for Cwmbran Town Centre and a range of further transport links.
A beautifully maintained, ready-to-move-into home in a popular village location. Early viewing is highly recommended to fully appreciate all that this lovely property has to offer.

EPC Rating: C Council Tax Band: B







Lakeside House,
Cwmbran NP44 3GA
E: cwmbran@sageandco.co.uk

T: 01633 838888
www.**sageandco**.co.uk

65 Tredegar Street,
Risca NP11 6BW
E: risca@sageandco.co.uk

Sage & Co Estate Agents. Registered in England & Wales - Company Number: 11494777

Entrance
Part glazed front entrance door to;

Entrance Hall
Door to;

Open Plan Living/ Dining Room
22'2" x 12'11" (6.76m x 3.96m)
Radiator, UPVC double glazed sash window to front, feature panelling to one wall, under stairs storage cupboard, double glazed French doors to rear, stairs to first floor, opening to;

Kitchen
13'6" x 7'8" (4.12m x 2.34m)
Fitted with a range of base and eye level wall units with roll edge work preparation surfaces over, vertical radiator, inset stainless steel sink and drainer unit, inset gas hob, eye level oven, plumbing for automatic washing machine, space for fridge freezer, Velux window, double glazed windows to side and rear aspects, inset spot lights to ceiling

First Floor
Doors to;

Bedroom One
12'11" x 10'4" (3.96m x 3.15m)
Two UPVC double glazed sash windows to front, radiator, wardrobe to remain

Bedroom Two
14'5" x 4'7" (4.40m x 1.40m)
Double glazed window to rear, access to loft space, radiator

Bathroom
7'8" x 7'4" (2.36m x 2.24m)
Three piece suite comprising; panelled bath with mains shower over, low level WC, pedestal wash hand basin, ceramic tiled splash backs, radiator, inset spot lights to ceiling, obscure double glazed window to rear, built in storage cupboard housing boiler

Outside
Front - Pedestrian access to front entrance door
Rear - Enclosed rear garden with wooden fencing, paved area with steps leading down to lower level, laid to chippings, lawn and decking areas. Garden shed to remain. Tap and power connected

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

