



PONTYPOOL

Offers over **£160,000**



24 WAINFELIN ROAD

Pontypool, Torfaen NP4 6DE



Ideal first time buy
Two bedrooms
Close to local shops and amenities

Discover the epitome of cosy living in this inviting two-bedroom mid-terraced property on Wainfelin Road, Pontypool.

Perfect for first-time buyers, professional couples, or small families, this home offers convenience and comfort. Situated within close proximity to connecting roads,

Pontypool town centre, local shops, and amenities, every necessity is within reach. Inside, you have comfortable living spaces, and two well-sized bedrooms await.

With a private rear garden perfect for relaxation, and nearby schools ensuring convenience for families, this residence embodies practicality and charm.

Step inside this welcoming abode on Wainfelin Road and be greeted by a spacious entrance hall offering access to the inviting lounge and stairs leading to the first floor. The lounge boasts a traditional feature fireplace, creating a cosy atmosphere, with wrap-around access leading seamlessly into the generous dining room and well-appointed kitchen.

The dining room provides ample space for entertaining, while the kitchen features fitted units and wall-based units, as well as convenient access to the rear garden, perfect for al fresco dining.

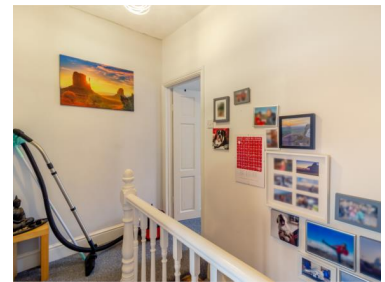
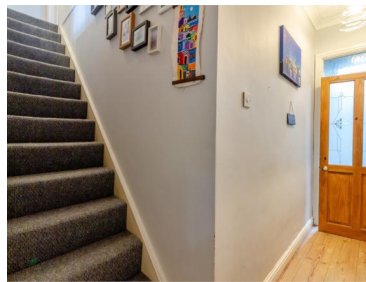
Ascend the stairs to the first floor where you'll find two double bedrooms and a family bathroom. The principle bedroom impresses with its generous proportions, ensuring comfort and relaxation.

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KEY FEATURES

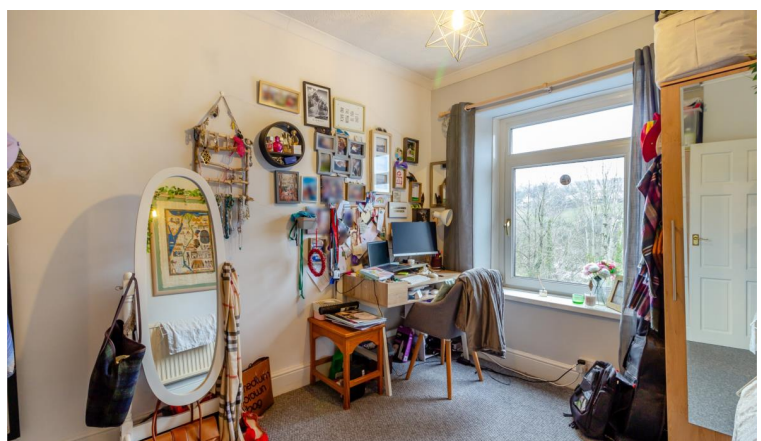
- No onward chain
- Two double bedrooms
- Separate dining room
- Under-kitchen storage
- Traditional features
- Private rear garden



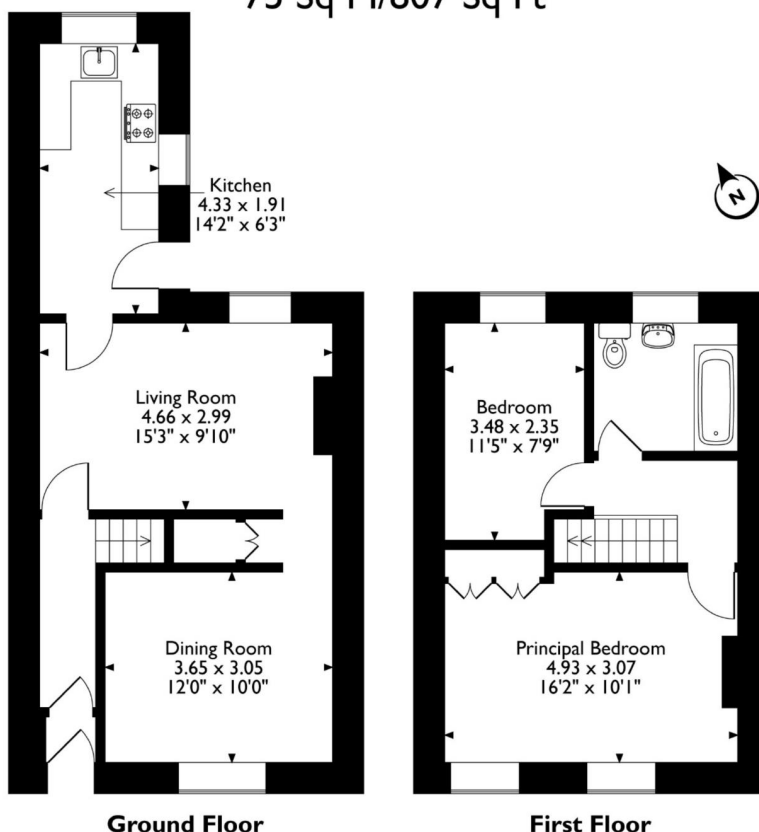
Step outside onto Wainfelin Road and discover a charming property complemented by its outdoor spaces. At the front, a small low-maintenance courtyard garden welcomes you, offering a delightful spot to enjoy the fresh air.

Venture to the rear to find a split-level garden designed for relaxation and recreation. With steps leading to the lawn, ideal for play or gardening pursuits.

Convenient under-kitchen storage ensures ample space for outdoor essentials. Beyond the garden, a back gate grants access to the nearby cycle path, perfect for leisurely strolls or bike rides amidst the picturesque surroundings.



Approximate Gross Internal Area 75 Sq M/807 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

DIRECTIONS

North bound on the A4043, past the Tesco superstore, at the roundabout take the second exit and continue onto the A4043, and take the first left onto George Street, follow the road around to the right passing George Street Primary School and merge onto Wainfelin Road, and the property is on the right hand side, number 24.



INFORMATION

Postcode: NP4 6DE
Tenure: Freehold
Tax Band: B
Heating: Gas
Drainage: Mains
EPC: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)		64	
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			83

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