



# ABERSYCHAN

Guide price **£210,000**



ARCHER & CO

# 94 HIGH STREET

Abersychan, Torfaen NP4 7AF



Four piece suite  
Great location  
Period property

Nestled in the increasingly popular area of Abersychan, Pontypool, this charming three-bedroom terraced property offers a unique configuration, adding a delightful quirkiness to its period charm. Ideal for professionals, families, or investors.

Conveniently located within close proximity to local shops, schools, and amenities, it ensures easy access to daily essentials and quality education. The property is also sold with no onward chain, making the move-in process smooth and hassle-free.

Experience the perfect blend of traditional character and contemporary living in this delightful home. With its distinctive layout and excellent location, this property is a rare find in Abersychan.

Step inside this charming property and be greeted by an inviting entrance hall, setting the tone for its unique configuration. From the hall, access the stylishly modern bathroom, featuring steps up into a luxurious four-piece suite complete with a freestanding bath and sleek shower cubicle. Continuing along the entrance hall, you will find three well-appointed bedrooms.

The principal bedroom stands out with an additional room, perfect for multi-functional use as an office, walk-in wardrobe, or cosy reading nook.

From the entrance hall, stairs lead down to the expansive ground floor, where you are welcomed by a very large lounge. This space exudes character with its exposed brick walls and feature beams, creating a warm and inviting atmosphere. The lounge also offers access to the rear courtyard, providing a private outdoor retreat, perfect for relaxation or entertaining.

Additionally, the ground floor houses an under-stairs WC for added convenience, and a spacious kitchen diner. The kitchen diner benefits from a modern kitchen setup, complete with exposed brick walls that echo the charming aesthetic of the lounge.

There is ample space for a dining room table, making it an ideal setting for family meals and gatherings.

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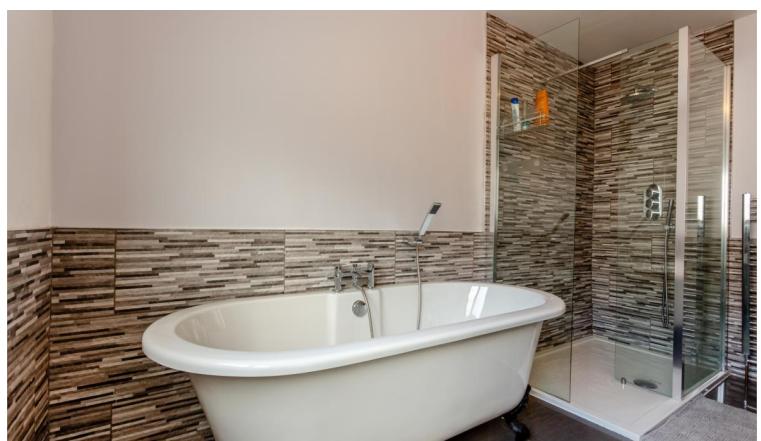


- ### KEY FEATURES
- No onward chain
  - Three bedrooms
  - Large lounge
  - Separate WC
  - Generous kitchen diner
  - Period property

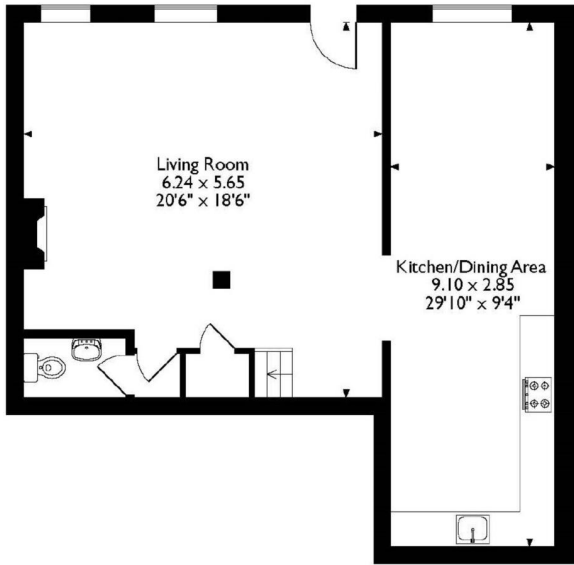


Step outside to discover a low-maintenance rear courtyard, perfect for enjoying outdoor moments with minimal upkeep. The courtyard provides a private, serene space for relaxation or entertaining. Additionally, the property features convenient side access to the front, enhancing accessibility.

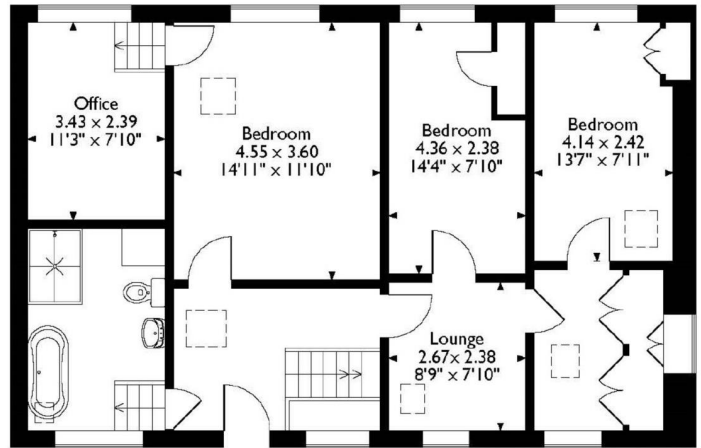
On-street parking is available directly in front of the property, ensuring easy and hassle-free parking for residents and guests.



# Approximate Gross Internal Area 147 Sq M/1582 Sq Ft



**Lower Ground Floor**

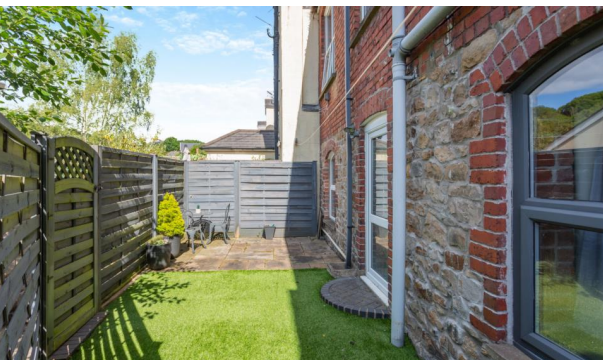


**Ground Floor**

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

Head south on Pontypool Roundabout toward A4042, then exit the roundabout onto A472. Keep right to stay on A472 and continue for 0.8 miles. At the roundabout, take the second exit onto A4043. Continue over the next roundabout, taking the second exit to stay on A4043. Finally, turn left onto High Street, and the property will be on the left-hand side.



## INFORMATION

Postcode: NP4 7AF  
Tenure: Freehold  
Tax Band: C  
Heating: Gas  
Drainage: Mains  
EPC: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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