Putting **you** & **your property** first



5 Grosvenor Place, Sebastopol, Pontypool, NP4 5EB

Asking Price £120,000

NO ONWARD CHAIN
Situated in the popular residential area of Sebastopol, Pontypool, this attractive TWO BEDROOM, MID-TERRACE property presents an excellent opportunity for first-time buyers and investors alike.
Offered to the market with NO ONWARD CHAIN, the accommodation briefly comprises a welcoming living area, a fitted kitchen with integral appliances and a three-piece bathroom suite to the ground floor. To the first floor are two well-proportioned bedrooms, completing the accommodation.
Ideally positioned close to a range of local amenities, the nearby Cwmbran town centre, excellent transport links and local schools, the property offers both convenience and practicality.
Whether you're looking to take your first step onto the property ladder or seeking a promising investment opportunity, this property is certainly one not to be missed!

Early viewing is highly recommended to fully appreciate what this fantastic opportunity has to offer!

EPC Rating: TBC Council Tax Band: B







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Entrance
Front entrance door to;

Living Room
10'10" x 12'1" max (3.32 x 3.69 max)
Double glazed window to front, two radiators, fire surround, coving, open to;

Kitchen
8'9" x 10'8" (2.68 x 3.26)
Fitted with a range of base and eye level wall units, roll edge work surfaces over, inset composite sink and drainer unit, inset electric hob, oven under and filter hood over. Integrated fridge/freezer, plumbing for washing machine, stairs to first floor, double glazed window to rear, part glazed door to rear, door to:

Bathroom
6'10" x 4'1" (2.10 x 1.26)
Three piece suite comprising; panelled bath with electric shower over, pedestal wash hand basin, low level WC, radiator, obscure double glazed window to side, ceramic tile splashbacks, extractor fan, inset spotlights to ceiling

First Floor
Doors to;

Bedroom One
10'7" x 12'1" (3.23 x 3.69)
Two double glazed windows to front, radiator, coving

Bedroom Two
9'4" max x 9'2" (2.85 max x 2.80)
Double glazed window to rear, radiator, fitted cupboard housing boiler, built-in over stair storage space, access to loft space, coving

Outside
Front - Pedestrian access to front entrance door

Rear - Enclosed paved courtyard

Tenure
We have been advised the property is Freehold, to be verified







