Putting you & your property first



88 Picton Road, Abersychan, Pontypool, NP4 7HB

Guide Price £180,000

GUIDE PRICE £180,000 - £190,000
Offered for sale with NO ONWARD CHAIN, this THREE BEDROOM, SEMI-DETACHED property in Abersychan represents an excellent opportunity for first-time buyers and investors alike. The ground floor comprises a comfortable living room and a bright, practical open-plan kitchen/diner, creating a sociable space for everyday living. Upstairs, there are three bedrooms and a family bathroom, providing well-proportioned accommodation for a range of needs.
Externally, the property benefits from an enclosed rear garden, offering a private and versatile space ideal for relaxing or entertaining family and friends. To the front, a driveway provides convenient off-road parking.
Situated on Picton Road, the property is conveniently located close to local schools, transport links and Pontypool Town Centre, making it well placed for both families and commuters.

An attractive first-time buy or investment opportunity, offered with no onward chain. Viewing is highly recommended to fully appreciate the potential this property has to offer.

EPC Rating: D Council Tax Band: B







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Entrance
Part glazed front entrance door to;

Entrance Hall
Stairs to first floor an doors to;

Open Plan Kitchen/Dining Room
18'0" x 14'2" max (5.50 x 4.32 max)
Fitted with a range of base and eye level wall units, roll edge work surfaces, inset one and a half bowl sink and drainer unit, electric hob, stainless steel filter hood over, inset eye level double oven, space for dishwasher, plumbing for automatic washing machine, integral fridge/freezer, ceramic tile splashbacks, under stair storage cupboard, double glazed window to front and rear aspects, part glazed door to rear, coving

Living Room
14'8" x 10'5" (4.48 x 3.18)
Double glazed window to front, radiator, feature electric fire surround

Utility Area
Wall mounted boiler.

First Floor
Double glazed window to rear, radiator, doors to;

Bedroom One
5'2" x 7'11" (1.60 x 2.42)
Double glazed window to front, radiator, built-in cupboard

Bedroom Two
8'10" x 14'2" (2.70 x 4.34)
Double glazed window to front, double radiator, built-in storage cupboard

Bedroom Three
8'10" x 7'10" (2.71 x 2.40)
Double glazed window to rear, radiator

Bathroom
5'2" x 7'11" (1.60 x 2.42)
Three piece suite comprising; panelled bath with mains shower over, low level WC, pedestal wash hand basin, chrome towel radiator, ceramic tile splashbacks, obscure double glazed window to front

Outside
Driveway parking for two cars, paved path to front entrance door, access to rear, remainder laid to lawn

Enclosed rear garden, mainly laid to lawn, remainder laid to patio

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









