



**5 Grove Crescent, Trevethin, Pontypool. NP4
8DR
£140,000
Tenure Freehold**

- **SPACIOUS SEMI DETACHED PROPERTY**
- **CORNER PLOT**
- **THREE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **OPEN KITCHEN/HALLWAY**
- **UPSTAIRS BATHROOM**
- **ON STREET PARKING**
- **REDECORATED AND NEW CARPETS**
- **SOME REFITTING /TLC REQUIRED**
- **NO UPPER CHAIN**

Redecorated and recarpeted semi detached property with views to front.

On the ground floor is an entrance hall open to the kitchen, a lounge with sliding doors onto a sitting area at the front and a dining room.

On the first floor are the 3 bedrooms and the tiled bathroom.

Outside there is a terraced front garden with steps to entrance door. A widening rear garden mostly to lawn. Parking on road.

Gas central heating is via a combi boiler and there is full double glazing. Some refitting/modernisation required.

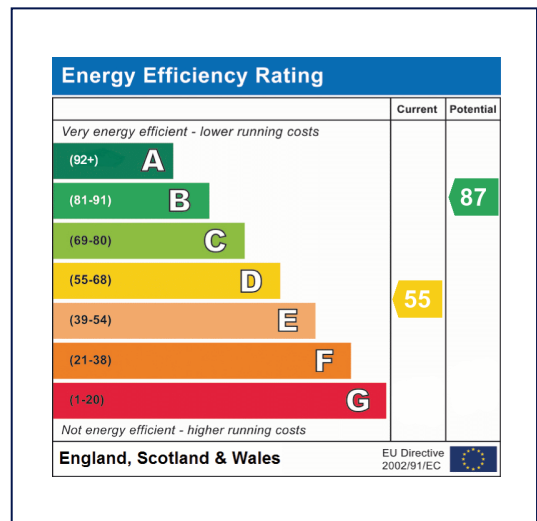
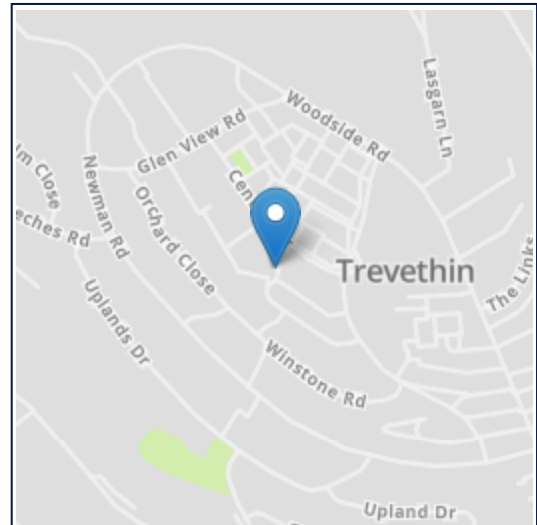
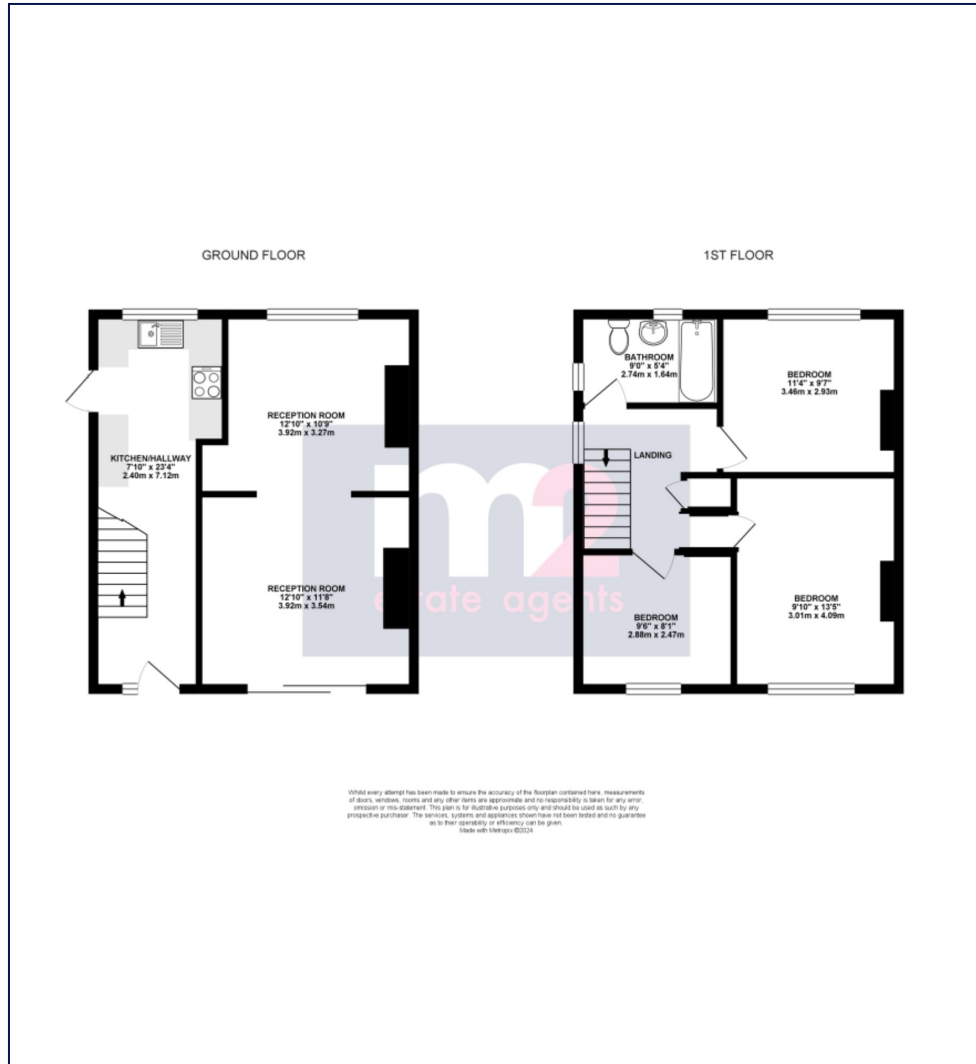
No Upper Chain. Freehold. Council Tax Band B.

Services:

All mains services

Council Tax Band:

Council Tax Band B. Torfaen.



All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property (5 Grove Crescent, Pontypool, NP4 8DR) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____