



**11 St Augustine Road, Griffithstown,
Pontypool. NP4 5EX
£220,000
Tenure Freehold**

- **EXTENDED SEMI DETACHED PROPERTY**
- **THREE BEDROOMS**
- **THREE LINKED RECEPTION ROOMS**
- **LARGE KITCHEN**
- **TWO SHOWER ROOMS**
- **SIDE DRIVEWAY TO GARAGE**
- **CURRENTLY ADAPTED FOR LIMITED MOBILITY**
- **DOUBLE TERRACED REAR GARDEN**
- **EPC C**

A deceptively spacious 3 bed semi detached home having ground floor extensions to both front and rear. The property is elevated from St Augustine Road giving panoramic easterly views from front windows. The home has an open lift to the front offering assisted access into the property. On the ground floor there is an entrance hall, a shower room/wc, three linked reception rooms and an extended 16` kitchen. On the first floor are the 3 bedrooms and an adapted shower room. Outside the property has a three car drive onto a garage to the front. To the rear there is two tiered decking covered with artificial grass.

Gas central heating is via a combi boiler, walls are mostly reskimmed and the property is double glazed.

EPC C. Freehold.

Services:

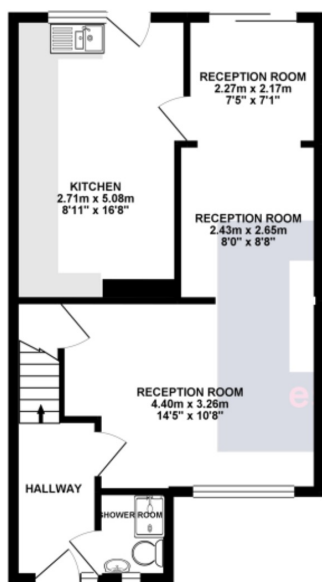
All mains services

Council Tax Band:

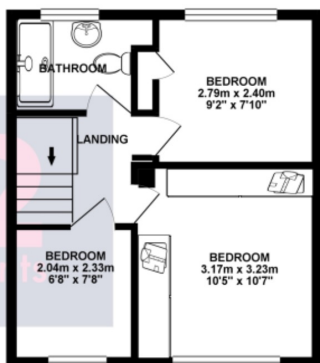
Tax Band C. Torfaen



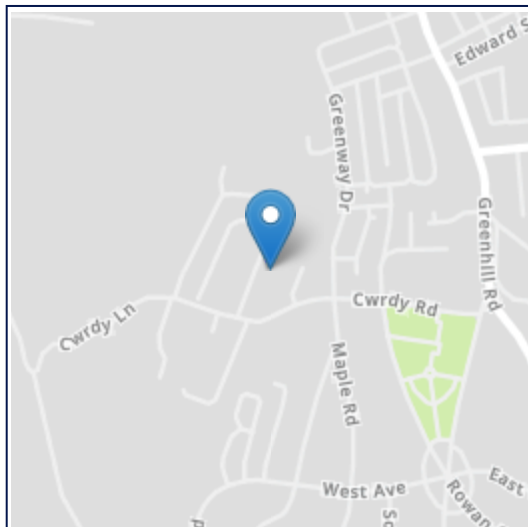
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency unless stated. Made with iMoblan ©2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 Lessees, 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 (11 St Augustine Road, Pontypool, NP4 5EX) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____