



30 Broad Street, Griffithstown, Pontypool.

NP4 5JA

£150,000

Tenure Freehold

- **SUBSTANTIAL END OF TERRACE**
- **THREE BEDROOMS**
- **NEW KITCHEN**
- **TWO NEW BATHROOMS**
- **SPACIOUS LOUNGE AND OFFICE**
- **TWO ROOM BASEMENT**
- **REAR YARD AND STORAGE**
- **BRIGHT UNIQUE ACCOMMODATION**
- **RENOVATED AND REFITTED**
- **NO UPPER CHAIN**

Renovated, reskimmed, refitted and repainted three storey end of terrace offering flexible, quirky accommodation within its seven rooms. A former corner shop the home has newly fitted bathrooms (2) and kitchen. On the first floor are three bedrooms and a bathroom. On the ground floor are two reception rooms and the generous kitchen and on the lower ground floor are two rooms and a bathroom also with external access from the rear. Outside there is a small enclosed rear yard (no garden) with storage off and an access gate onto Coed y Gric Road.

Gas central heating is via a combi boiler.

The property can be found opposite County Hospital, is a short walk to local shops and walks along the Mon / Brecon Canal and a five minute drive to either Cwmbrân or New Inn train stations.

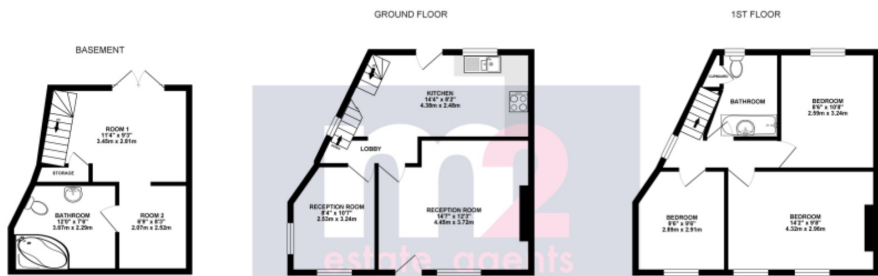
No Upper Chain. Freehold. Council Tax Band C. EPC D.

Services:

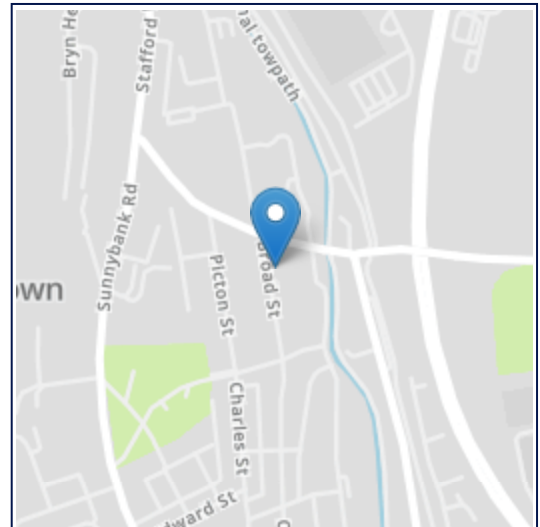
All mains services

Council Tax Band:

Council Tax Band C. Torfaen.



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.
 Made with Metropix 02/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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 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.