



## 8 Cwmavon Road, Pontypool, NP4 9LD

### Asking price £195,000



Located on Cwmavon Road in the charming town of Blaenavon, Pontypool, this substantial house presents an excellent opportunity for those looking to create their dream home. With five bedrooms, this property is perfect for families or those seeking extra space for guests or a home office.

While the property is in need of modernisation, this presents a unique chance for buyers to personalise the space to their taste and requirements. With a little imagination and effort, you can transform this house into a contemporary haven that reflects your style.

Parking is available for two vehicles, a valuable feature in this area, allowing for ease of access and convenience. The location itself is steeped in history and natural beauty, with Blaenavon



## MAIN DESCRIPTION

Located in the heart of the historic World Heritage town of Blaenavon, within walking distance to the town and stunning walks on your doorstep. This spacious end terraced property offers a fantastic opportunity for buyers seeking a generous family home with plenty of potential. In need of modernisation throughout, the property retains many original features and offers a blank canvas to create a wonderful home tailored to your own style and needs.

The accommodation begins with an enclosed porch leading into a welcoming entrance hall with stairs rising to the first floor. To the front of the property is a spacious lounge featuring a bay window that fills the room with natural light. A separate dining room, also with a bay window to the side, offers a great space for formal dining or entertaining.

The kitchen is fitted with a range of wall and base units, with space for appliances and a window to the side. A separate utility room provides plumbing for a washing machine, space for a fridge/freezer, and access to a useful walk in pantry. A ground floor shower room completes the lower level and comprises a shower cubicle, vanity wash hand basin, and low level WC.

Upstairs, the property offers five bedrooms—ideal for a growing family or those needing extra space for home working. The first floor bathroom includes a panelled bath, wash hand basin, and low level WC.

Externally, the property benefits

from a paved rear garden and a side patio with gated access to the front. Steps lead up to off road parking at the rear, offering added convenience.

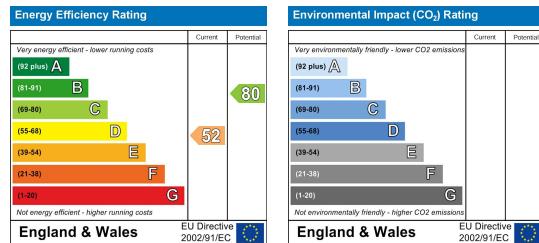
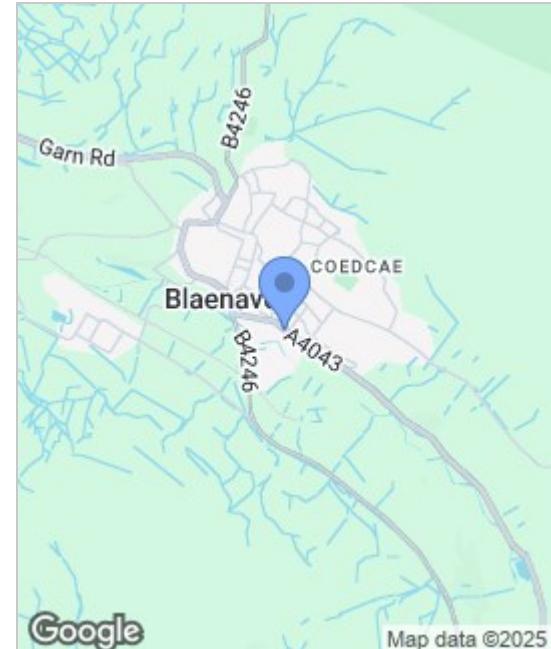
This property is offered to the market with no onward chain, making it an ideal purchase for those looking to move quickly or invest in a renovation project in a desirable and historic location.

Early viewing is highly recommended to fully appreciate the potential on offer.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



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