



## 14 Cwmavon Road, Pontypool, NP4 9LE

### Guide price £170,000



\*\*\*GUIDE PRICE £170,000-£180,000\*\*\* Nestled on Cwmavon Road in the charming town of Blaenavon, this recently refurbished terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts three bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends.

With its recent refurbishment, this house is ready for you to move in and make it your own. The location in Blaenavon offers a blend of historical charm and modern amenities, making it an ideal place to settle down. Whether you are looking to enjoy the local parks, explore the rich heritage of the area, or simply relax in your new home, this property is sure to meet your needs. Do not miss the chance to view this delightful home; it could be the perfect fit for you and your family.



## MAIN DESCRIPTION

A recently refurbished terraced property situated within the historic Blaenavon World Heritage Site, conveniently located close to local shops and amenities. The property offers well-presented and spacious accommodation throughout and is offered for sale with no onward chain.

The accommodation is entered via an entrance hall with stairs rising to the first floor. The spacious lounge/diner is light and airy, benefiting from a bay window to the front and an additional window to the rear.

The newly fitted kitchen is equipped with a range of base and wall units with work surfaces over, space for a range cooker, plumbing for a washing machine, and space for a fridge/freezer. Additional features include a useful under-stairs cupboard, a window, and a door providing access to the rear.

To the first floor are three bedrooms, with bedroom one enjoying a bay window. The bathroom comprises a panelled bath, separate shower cubicle, pedestal wash hand basin, low-level WC, and a cupboard housing the boiler, with windows to both the side and rear aspects.

Externally, the property benefits from a front courtyard and a rear courtyard with steps leading up to a paved area. A garage to the rear provides valuable off-road parking or additional storage.

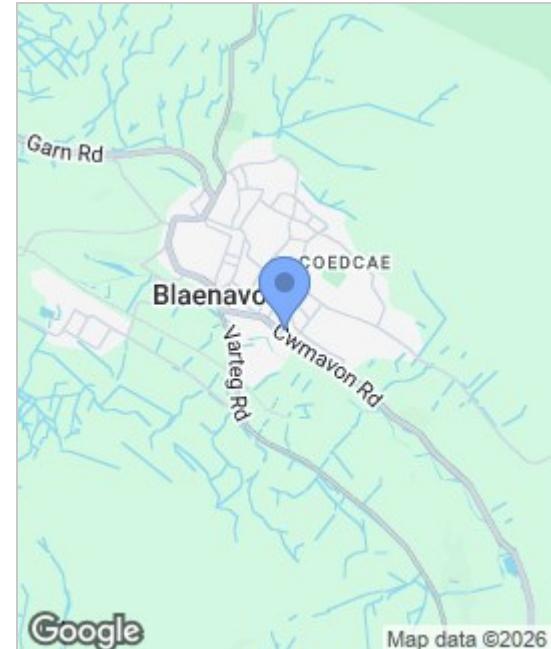
Offered for sale with no onward chain, this attractive property

must be viewed to fully appreciate the standard of accommodation, location, and space on offer.

TENURE: FREEHOLD

COUNCIL TAX BAND: B

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.

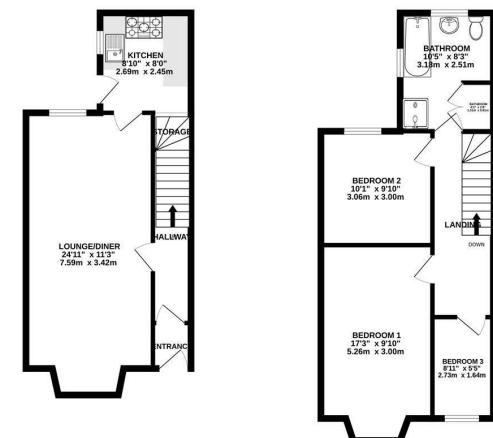


GROUND FLOOR

414 sq ft. (38.4 sq m) approx.

1ST FLOOR

482 sq ft. (44.7 sq m) approx.



TOTAL FLOOR AREA: 896 sq ft. (82.2 sq m) approx.  
While every effort has been made to ensure the accuracy of the floorplan, measurements are approximate and should be used as a guide only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		91	64
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.