



## 26 Oak View, Pontypool, NP4 9LU

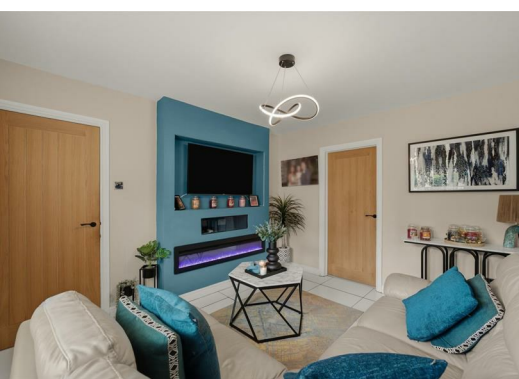
### Asking price £235,000



Welcome to Oak View in the town of Blaenavon, Pontypool! This delightful property boasts a lovely link-detached house with a warm and inviting feel. As you step inside, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests.

With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The bathroom offers convenience and comfort, ensuring your daily routines are a breeze.

Don't miss out on the chance to make Oak View your new home sweet home in the heart of Blaenavon. Book a viewing today and step into the next chapter of your life in this wonderful property!



## MAIN DESCRIPTION

One2One Estate Agents have pleasure in offering for sale this modern well presented family home situated in the World Heritage Town of Blaenavon having excellent road links to Abergavenny and Pontypool. The accommodation briefly comprises entrance hallway, lounge with double glazed window to the front, modern fitted kitchen with ample unit and worktop space with room for freestanding appliances. There is also space for a family sized dining table and chairs, lastly is a conservatory with a double glazed door to the side leading to the garden. Upstairs are three bedrooms, two of which are double with fitted wardrobes to the master room, family bathroom with panelled bath, pedestal wash hand basin and sink set in vanity unit. Outside there is a driveway leading to a single garage, to the rear the garden is laid mainly to lawn with a paved patio area and far reaching views. Internal inspection is highly recommended. NO CHAIN.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

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.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			89	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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