



41 Lower Hill Street, Pontypool, NP4 9EP

Asking price £130,000



Nestled in the charming area of Lower Hill Street, Blaenavon, Pontypool, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

Located in Blaenavon, this home benefits from a rich historical backdrop and a strong sense of community. The area is known for its stunning landscapes and outdoor activities, making it an excellent choice for nature enthusiasts. Local amenities, including shops and schools, are within easy reach, enhancing the convenience of daily living.

This mid-terrace house on Lower Hill Street presents a wonderful opportunity for those looking to settle in a vibrant and picturesque part of Pontypool. With its appealing features and prime location, it is certainly worth considering for your next home.



MAIN DESCRIPTION

Situated within the heart of the historic Blaenavon World Heritage Site, this well-presented terraced property enjoys convenient access to local amenities, picturesque countryside and a variety of scenic walks.

The accommodation is thoughtfully arranged and briefly comprises an open-plan lounge/diner with a front-facing window, providing a light and welcoming living space, with access to the cellar offering useful additional storage. To the rear is a fitted kitchen featuring a range of base and wall units, gas hob with electric oven, plumbing for a washing machine and an integrated fridge/freezer, along with a window and rear access door.

The modern bathroom is fitted with a panelled bath and power shower, vanity wash hand basin and low-level WC, with a rear-facing window allowing natural light and ventilation.

To the first floor are two bedrooms, with the main bedroom benefiting from a built-in cupboard. The second bedroom also includes a cupboard housing the boiler.

Externally, the property boasts an enclosed rear patio garden, ideal for low-maintenance outdoor seating and entertaining.

This property offers an excellent opportunity for first-time buyers, investors or those seeking a character home in a sought-after location.

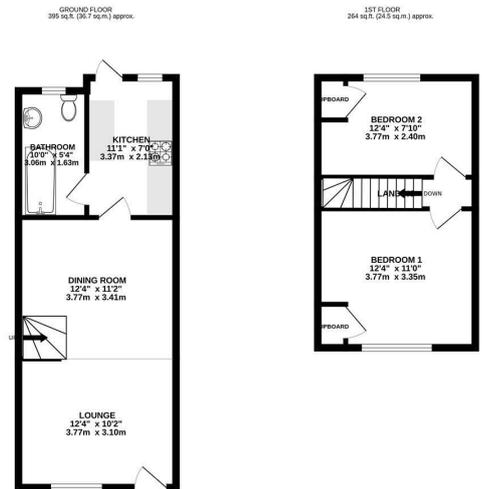
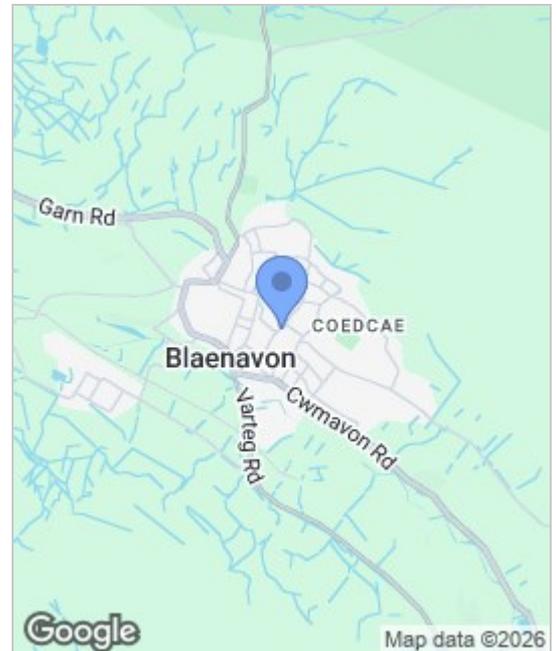
Viewing is highly recommended to fully appreciate all this home

has to offer.

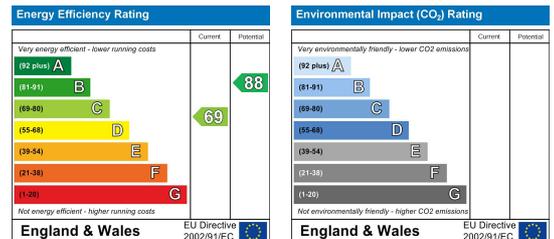
TENURE: FREEHOLD

COUNCIL TAX BAND: A

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.



TOTAL FLOOR AREA: 659 sq. ft. (61.3 sq. m.) approx.
These figures are based on the information provided by the seller and are for guidance only. They do not constitute a statement of fact. The actual area may vary slightly from the figures shown. The seller is not responsible for any errors or omissions. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided for general information only and should not be relied upon for any specific purpose.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.