

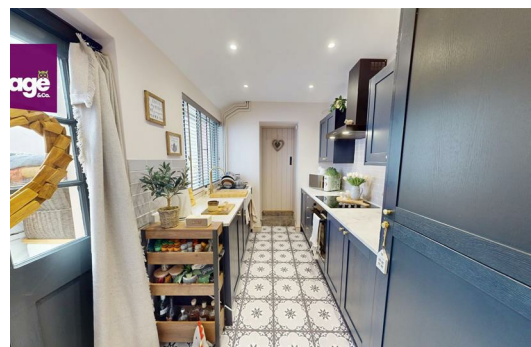


7 Ton Mawr Road, Blaenavon, Pontypool, NP4 9JS
Guide Price £165,000

GUIDE PRICE: £165,000 - £175,000

Beautifully presented and impeccably maintained throughout, this charming TWO BEDROOM, MID-TERRACE home is situated within the historic World Heritage Site of Blaenavon. Offering move-in ready accommodation, it is an ideal purchase for first-time buyers, those looking to downsize, or anyone seeking a home that combines character with modern comforts. The accommodation briefly comprises a warm and inviting living room, a welcoming dining room that flows seamlessly into a contemporary fitted kitchen, a useful utility area and a stylish modern bathroom completing the ground floor. To the first floor are two well-proportioned double bedrooms, with access to a versatile loft room offering additional useful space. Externally, the property benefits from a beautifully presented, low-maintenance rear garden, perfect for relaxing or entertaining. Conveniently located within easy reach of Blaenavon's local shops, cafés, schools and everyday amenities, the property also offers excellent transport links to Pontypool, Abergavenny, Cwmbran and the A465 Heads of the Valleys Road, providing straightforward access to Newport, Cardiff and beyond. Viewing is highly recommended to fully appreciate everything this superb home has to offer.

EPC Rating: D
Council Tax Band: B



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Entrance

Part glazed front entrance door to:

Entrance Hall

Stairs to first floor, radiator, ceramic tile flooring, coving, wooden panelling, doors to:

Living Room

Double glazed bay window to front, feature fire place and surround, designer vertical radiator, ceiling rose, coving

Dining Room

Double glazed window to rear, radiator, built in under stair storage cupboard, flagstone flooring, door to:

Kitchen

Contemporary kitchen fitted with a range of base and eye level wall units, work preparation surfaces over, inset Belfast sink, ceramic tile splash backs, electric hob with oven under and AEG filter hood over, built in fridge/freezer, double glazed window to side, inset spotlights to ceiling, ceramic tile flooring, door to utility area, with base unit and sink over, door to:

Bathroom

Modern three piece suite comprised: panelled bath with mains shower over, low level WC, vanity wash hand basin, ceramic tile splash backs, built in cupboard housing boiler, two opaque double glazed windows to rear, extractor fan

First Floor

Double glazed window to rear, built in storage cupboard, doors to:

Bedroom One

Double glazed window to front, radiator, coving, feature fire surround

Bedroom Two

Double glazed window to rear, radiator

Dressing Area

Double glazed window to front, radiator, coving, stairs to loft space

Loft Room

Two velux windows, inset spotlights, built in storage to eaves

Outside

Front - Paved forecourt, access to front entrance door

Rear - Enclosed rear garden, mainly laid to gravel with remainder laid to artificial lawn and shrubs. Rear gate access to lane

Tenure

We have been advised that the property is Leasehold, to be verified.

