



## 59 Sycamore Road, Blaenavon, Pontypool, NP4 9EB

Asking Price £330,000

Nestled in the heart of the historic World Heritage town of Blaenavon, this beautifully presented and well-maintained FOUR BEDROOM, SEMI-DETACHED property offers an ideal home for families seeking space, comfort, and convenience. Ready to move into and boasting stunning woodland views to the front, this impressive home is one not to be missed. Upon entering, you are welcomed by a large, inviting entrance hallway that sets the tone for the generous proportions throughout. The ground floor offers a bright and well-appointed living room, perfect for relaxing evenings, along with a good-sized contemporary KITCHEN/DINER—ideal for family meals and entertaining. A useful utility room and ground floor WC add further practicality.

The first floor hosts four well-proportioned bedrooms, including a MASTER BEDROOM WITH EN-SUITE, as well as a modern family bathroom.

Externally, the property features front and rear gardens, with the rear garden providing an excellent space for relaxing or hosting family and friends. Additional benefits include DRIVEWAY PARKING for multiple vehicles, plus an allocated parking space to the rear for added convenience.

Situated in a desirable development close to local amenities and offering strong transport links to Pontypool Town Centre and Abergavenny, this home combines modern living with an exceptional location.

Viewing is highly recommended to appreciate all this wonderful property has to offer. Council tax band D, EPC rating B



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## Entrance

Front entrance door to;

## Entrance Hall

Spacious entrance hall with bespoke flooring, radiator, stairs to first floor, under stairs storage cupboard, doors to

## W.C.

6'11" x 3'6" (2.11 x 1.08)

Low level WC, wall mounted wash hand basin, chrome towel radiator, obscure double glazed window to side, extractor fan

## Living Room

14'0" x 12'5" (4.27 x 3.80)

Two double glazed windows to front, radiator

## Kitchen/Dining Room

10'4" x 17'10" (3.15 x 5.44)

Contemporary kitchen fitted with a range of base and eye level wall units with work preparation surfaces over, inset stainless steel one and a half bowl sink and drainer unit, gas hob with stainless steel filter hood over, inset eye level oven, two integrated fridges and two integrated freezers, integrated dish washer, ceramic tiled splash backs, double glazed window to rear, radiator, double glazed French doors to rear, inset spot lights to ceiling, doors to;

## Utility Room

10'5" x 5'2" (3.18 x 1.58)

Fitted with base units with work preparation surfaces over, inset stainless steel sink and drainer unit, plumbing for automatic washing machine, space for tumble dryer, ceramic tiled splash backs, double glazed window to side, part glazed door to rear, radiator, extractor fan

## First Floor

Access to loft space, radiator, built in storage cupboard, doors to;

## Bedroom One

9'4" x 12'5" (2.86 x 3.79)

Two double glazed windows to front, radiator, door to

## En-Suite

4'4" x 8'3" (1.34 x 2.52)

Mains double shower, ceramic tiled splash backs, wall mounted wash hand basin, low level WC, inset spotlights to ceiling, chrome towel radiator

## Bedroom Two

10'5" x 8'11" (3.18 x 2.74)

Double glazed window to rear, radiator

## Bedroom Three

6'11" x 10'8" (2.12 x 3.27)

Double glazed window to front, radiator

## Bedroom Four

10'6" x 7'3" (3.21 x 2.22)

Double glazed window to rear, radiator

## Bathroom

6'10" x 6'6" (2.10 x 2.00)

Three piece suite comprising; panelled bath with shower screen, wall mounted wash hand basin, low level WC, chrome towel radiator, obscure double glazed window to rear, ceramic tiled splash backs, inset spotlights to ceiling

## Outside

Front - Driveway parking for multiple vehicles, the remainder laid to lawn with paved path to front entrance door, side access to rear

Rear - Enclosed rear garden with wooden fencing, laid to artificial lawn and patio, power and tap connected, rear gate access to further designated parking for one vehicle

## Tenure

We have been advised that the property is Freehold. To be verified

