



8 Upper Coedcae Road Blaenavon, Pontypool NP4 9JA

A superb opportunity to acquire a two bedroom semi-detached property with development plot for additional detached three bedroom property with garage benefitting from outstanding views.

- Semi-detached two bedroom house • Spacious garden and grounds •
- Building plot with planning consent for three bedroom residential dwelling with garage •
 - Within walking distance of a shop and Public House • 0.83 acre (0.33 ha) •
- Desirable residential and development package • Close to the local Primary School •



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8 Upper Coedcae Road

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8 Upper Coedcae Road offers a two bedroom semi-detached residential property with potential with generous garden extending to 0.83 acres.

The property benefits from planning permission for a new three bedroom detached residence with garage situated within the adjacent garden. This will be separately accessed from Upper Coedcae Road. This unique opportunity provides for multi-generation family living, or for the development and subsequent separation of the two dwellings.

Situated on Upper Coedcae Road, the property is very conveniently placed for direct access on to the nearby B4246 Abergavenny Road, directly connecting to the A465 and A4043.

Pontypool - 6 miles • Abergavenny - 6.9 miles
Cwmbran - 11.5 miles • M4/Newport - 19 miles

Location & Situation

8 Upper Coedcae Road enjoys an easily accessible location within the town of Blaenavon close to the Welsh Border town on Abergavenny and the Monmouthshire Border town of Pontypool. Blaenavon offers a number of local amenities, including local supermarkets, Pharmacy, Post Office, Public Houses, Restaurants, Blaenavon Rugby Football Club and Blaenavon Heritage VC Primary School.



Further comprehensive shopping and leisure amenities are situated at Abergavenny and Pontypool with more extensive facilities at Newport, Bristol and Cardiff, all within an hour's drive. Excellent road connections exist at Abergavenny, less than 7 miles away providing access to the A465/A40 and A4042. Newport, under 30 minutes drive to the south provides direct access to the M4.

8 Upper Coedcae Residence

8 Upper Coedcae Road provides for a semi-detached two bedroom residence with rendered elevations under a pitched tiled roof with extensive garden land adjacent and to the rear of the property. The accommodation is set over two floors, and briefly described below.

Entrance Hallway which provides access direct into the Sitting Room;

Sitting Room with feature fireplace with stone surround, window to the front, stairs to the first floor and steps and doorway up to;

Kitchen with base units with worktop, metal sink and windows to the rear garden with an external door providing access to the rear patio;

Bathroom accessed via the rear hallway from the kitchen, which also houses the airing cupboard, is the family bathroom featuring a mobility access shower, wc and wash basin.

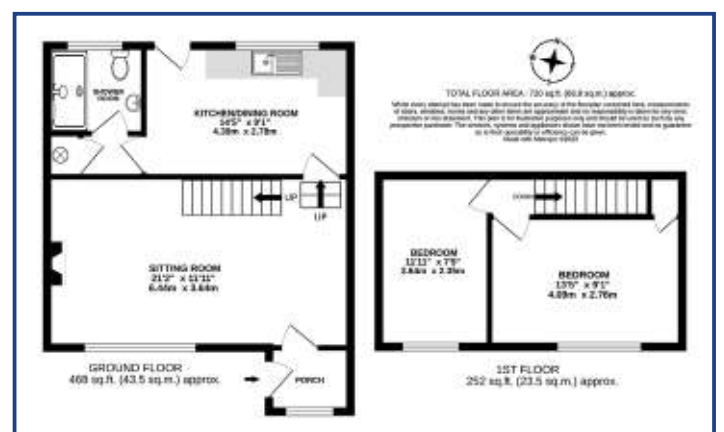


Stairs from the sitting room lead up to the first-floor landing providing access to two double bedrooms.

Bedroom 1 large double bedroom with integrated storage cupboard.

Bedroom 2 standard double with front aspect window.

The bedrooms benefit from south-west facing windows with views.



The property provides excellent appeal to purchasers looking for a residential and small-scale development opportunity appealing to self-builders, development, residential and lifestyle type purchasers, or anyone looking for multi-generational living.

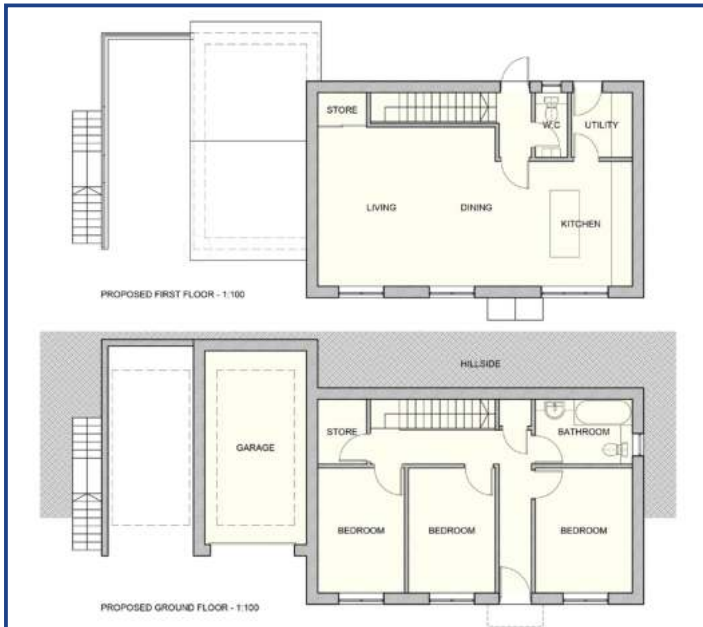


The Building Plot

Positioned adjacent to 8 Upper Coedcae Road is the building plot. The building plot has full planning consent for the construction of a detached three bedroom dwelling with attached garage.

Planning consent was granted by Torfaen County Council under Planning Application No22/P/0202/FUL, dated 10th February 2023. Please note that no affordable housing contribution is payable under this planning consent.

The new property will be accessed via an independent access from Upper Coedcae Road.



The approved consent will provide a modern three-bedroom detached dwelling with garage.

The proposed layout will feature a utility, open plan kitchen/dining and sitting room, cloakroom and stairs leading up to the first floor where a landing provides access to a family bathroom, storeroom, and three double bedrooms.

Please contact Powells for a copy of the planning consent and approved drawings.

Development Clawback

A development clawback overage provision will be incorporated into the sale contract to capture any future additional residential development. This will capture 30% of any uplift in value provided by any additional residential planning consent for a period of 20 years from the date of sale.

Services

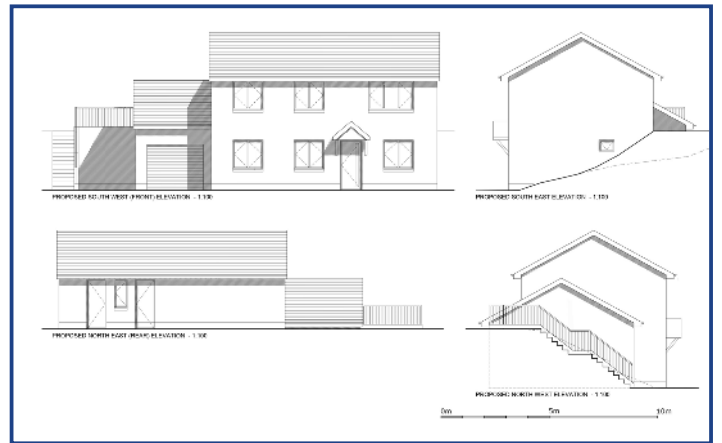
8 Upper Coedcae Road benefits from mains water, mains electricity, oil fired central heating and mains drainage.

Fixtures & Fittings

All fixtures and fittings at 8 Upper Coedcae Road are excluded from the sale but may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.



Sale Method

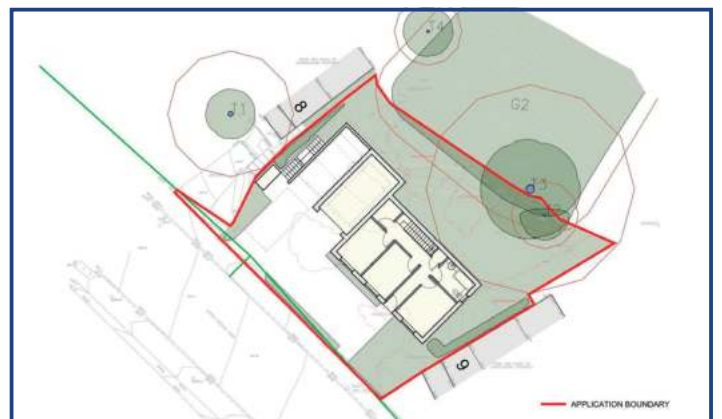
The property is offered for sale by Private Treaty. The Vendor and Selling Agent reserve the right to sell the land by any other alternative sale method to conclude the sale.

Local Authority

Torfaen County Borough Council: Telephone 01495 762200
Council Tax Band: B

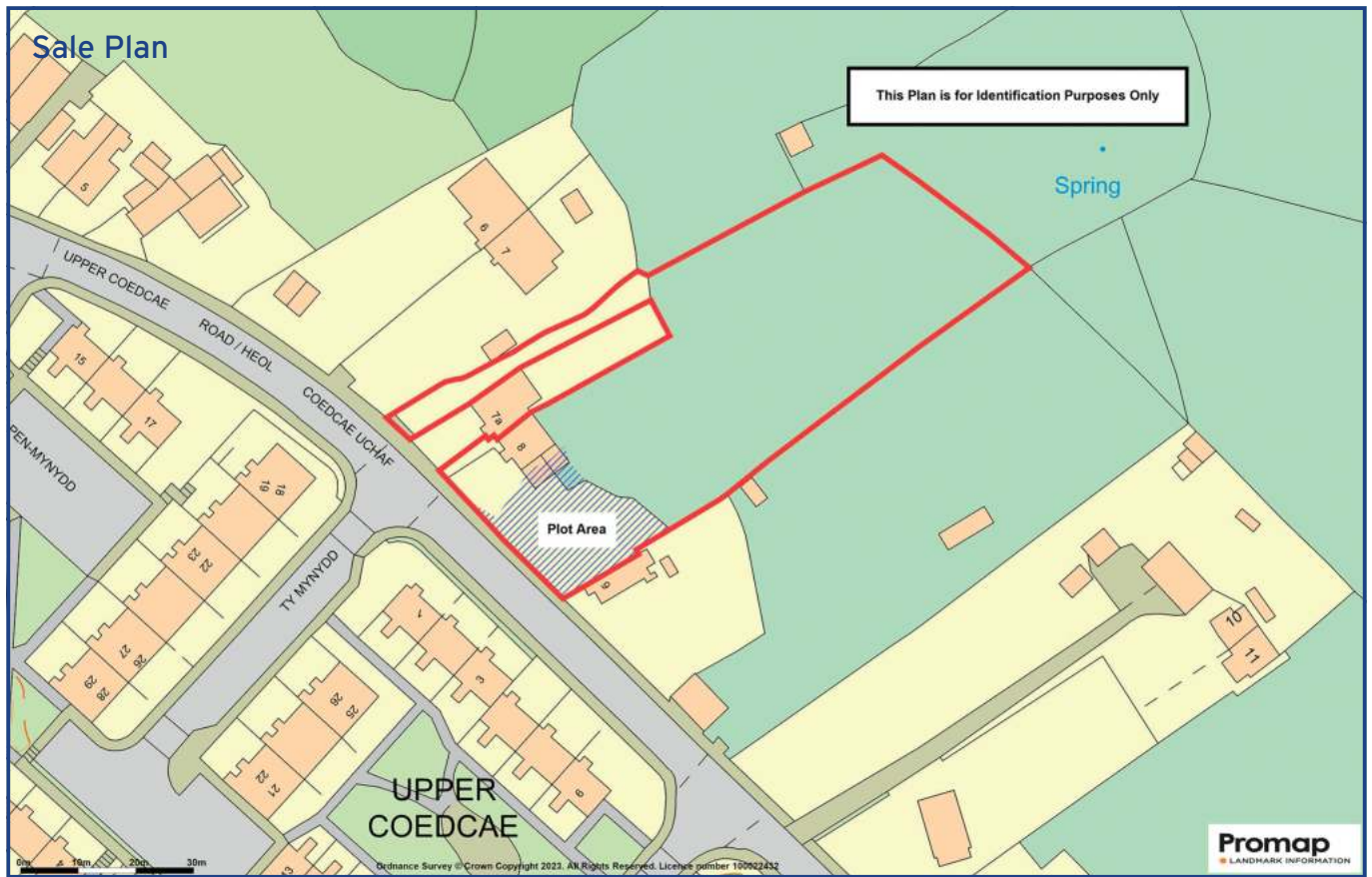
Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to in these particulars.



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Score	Energy rating	Current	Potential
92+			
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Viewings

Strictly by appointment with Powells - 01600 714140.

Directions

From the B4246 Abergavenny Road at Blaenavon, before the Rifleman's Arms turn left onto Rifle Street. Then turn immediately right onto Maxworthy Rd. After 400 ft take the left turn onto Elgam Avenue. Continue on Elgam Avenue for approximately 0.1 mile. After the bend take the first left onto Upper Woodland Street. Continue straight for approximately 2 miles onto Hillside Avenue and Upper Coedcae Road. The property will be on your left hand side.

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