



Pinkmove

Llanover Road

Guide Price £240,000 - £245,000

- Guide Price £240,000 to £245,000
- Three Bedrooms
- Impressive Kitchen/Diner with Underfloor Heating
- Garden with Lawn, Decking and Outdoor Bar
- Cosy Lounge
- Downstairs Utility/Wc
- Close to Local Countryside Walks
- EPC Rating: C



Pinkmove



Pinkmove

01633 746088
team@pinkmove.co.uk



Pinkmove

About the property

Located on Llanover Road in the historic town of Blaenavon, this three-bedroom end-terraced home offers a stylish blend of modern living and character, set within a popular and well-connected area. Blaenavon is well known for its World Heritage status, scenic countryside walks and strong community feel, while also providing easy access to local shops, schools and transport links to nearby towns and the A4043.

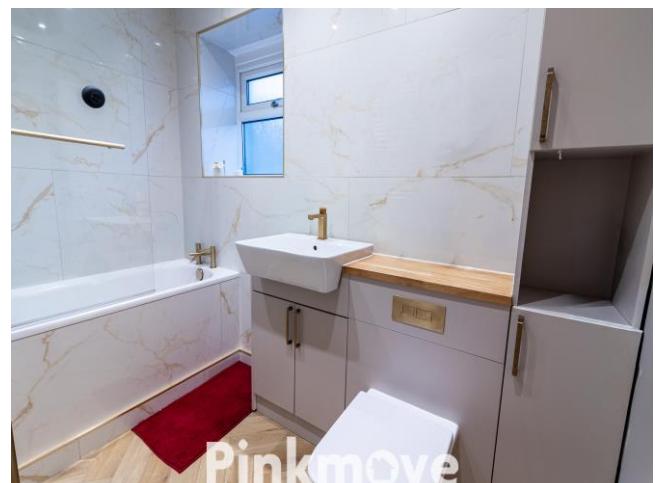
You enter the property directly into a cosy and inviting lounge, creating a welcoming first impression. From here, there is access to a useful utility room and WC positioned to the rear of the house, while to the right the layout opens into an impressive open-plan kitchen and dining area. The modern kitchen is fitted with ample storage, generous worktop space and a central island, making it both practical and ideal for entertaining. Both the kitchen and dining areas benefit from underfloor heating, enhancing comfort throughout the space. Sliding doors from the dining area lead out onto the rear garden, allowing for plenty of natural light and a seamless connection to the outdoor space.

Upstairs, the property offers three versatile bedrooms suitable for families, home working or guests, along with a contemporary family bathroom.

Outside, the rear garden features a good-sized lawn, a decked seating area with a wooden gazebo and a separate outdoor bar area, creating a fantastic space for relaxation and socialising.



Pinkmove



Pinkmove



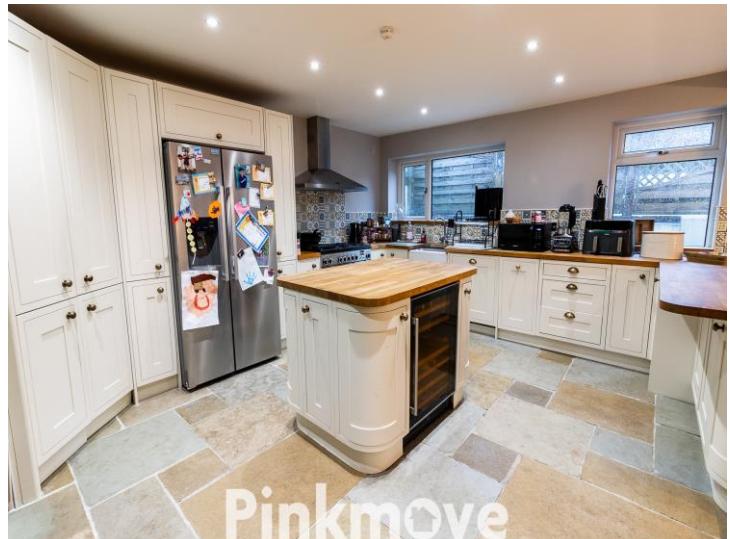
Pinkmove



Pinkmove



Pinkmove



Pinkmove

Accommodation

Lounge

17' 4" x 13' 11" (5.28m x 4.24m)

Max Measurements

Utility

4' 2" x 7' 8" (1.27m x 2.34m)

Porch

2' 7" x 5' 3" (0.79m x 1.60m)

Kitchen/Diner

21' 5" x 16' 2" (6.53m x 4.93m)

Bedroom 1

13' 3" x 16' 3" (4.04m x 4.95m)

Bedroom 2

8' x 16' 2" (2.44m x 4.93m)

Bedroom 3

9' 10" x 14' 3" (3.00m x 4.34m)

Max Measurements

Bathroom

4' 5" x 8' 8" (1.35m x 2.64m)

01633 746088

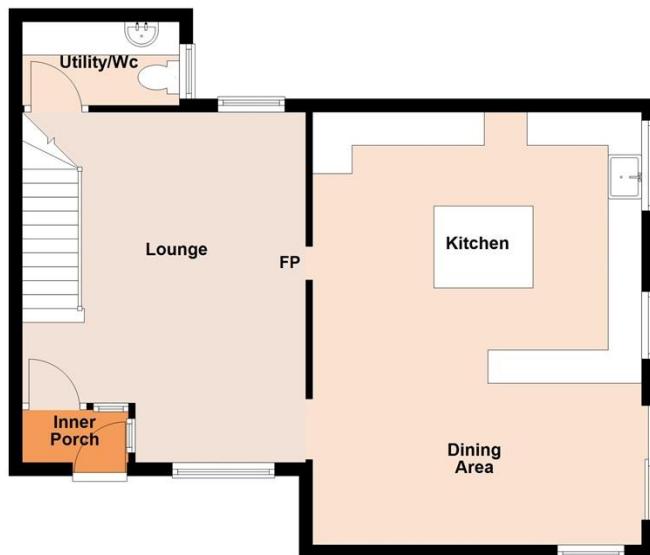
team@pinkmove.co.uk

Pinkmove

Floorplan

Ground Floor

Approx. 58.1 sq. metres (625.4 sq. feet)



First Floor

Approx. 54.9 sq. metres (591.0 sq. feet)



Total area: approx. 113.0 sq. metres (1216.4 sq. feet)

49a Llanover Road

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

