

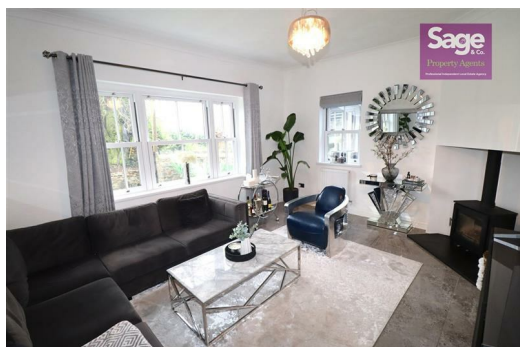


## Stables House The Park, Blaenavon, Pontypool, Gwent NP4 9AQ

£599,950

A RARE OPPORTUNITY INDEED! This individually designed and WELL PRESENTED, DETACHED FIVE BEDROOM property located in the World Heritage Site of Blaenavon. Stables House has undergone significant refurbishment and is presented for sale in immaculate condition throughout! Examples of these upgrades include porcelain tile flooring throughout the entire ground floor, double glazed sash windows throughout the property and a self contained 'Air BnB' /ANNEX. The property benefits from two gas combi boilers, providing independent heating and hot water to both the house and annex. The living room to the ground floor also benefits from a log burner and the kitchen/diner area boasts a feature media wall, along with 5 metre wide double glazed bi-fold doors to the rear garden. Spacious gardens to the front, side and rear which are low maintenance and ideal for hosting gatherings for family and friends. OFF ROAD PARKING and a DOUBLE GARAGE with a car charging point to the front of the property. Local amenities, schools and transport links are also in close proximity making it the ideal family home!

Viewing is highly recommended!  
EPC Rating: D  
Council Tax Band: E



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### Entrance

Storm porch, part glazed front entrance composite door to:

### Entrance Hall

Porcelain tile flooring running throughout the entire ground floor, staircase with feature balustrading to first floor, cloak cupboard, two designer radiators, double glazed sash windows to front and side, coving, doors to:

### Cloakroom/WC

Low level WC, pedestal wash hand basin, ceramic tile splash back, radiator, double glazed sash window to front

### Living Room

12'11" x 16'0" (3.94m x 4.90m)

Feature wood burning stove, double glazed sash windows to rear and side, designer radiator, coving

### Sitting Room

12'11" x 12'0" (3.94m x 3.66m)

Double glazed sash windows to rear, radiator, coving, spotlights to ceiling

### Kitchen/Diner

28'4" x 17'2" (8.64m x 5.24m)

Luxury kitchen fitted with a range of base and eye level wall units with lights under, integral fridge and freezer, plate warmer, wall mounted steamer oven, electric oven, dishwasher, inset composite sink half bowl and drainer unit. Separate island/coffee bar with quartz work tops and inset electric hob and filter with cupboards under.

Media wall with electric fire place and spotlights to side, 5 metre wide double glazed bi-fold doors to rear, double glazed sash window to side, two radiators, doors to:

### Study

11'3" x 5'10" (3.44m x 1.79m)

Double glazed window to side, radiator, spotlights to ceiling, ample electrical sockets

### Utility Room

5'7" x 5'10" (1.71m x 1.79m)

Fitted worktops, with base unit under and space for tumble dryer and washing machine, spotlights to ceiling

### First Floor

Built in airing cupboard housing combi boiler, three double glazed sash windows to rear, two radiators, coving, doors to:

### Bedroom Two

12'10" x 9'11" (3.93m x 3.04m)

Double glazed sash window to side, radiator

### Bedroom One

12'10" x 12'9" (3.92m x 3.91m)

Double glazed window to side and rear, two radiators, coving

### Bathroom

12'7" x 12'0" (3.85m x 3.66m)

Stand alone bath, spacious walk in shower, double glazed sash window to front, vanity wash hand basin with ceramic tile splash backs, designer radiator, low level WC, coving, spot lights to ceiling, ceramic tile flooring, heated Bluetooth mirror with back lighting

### Bedroom Five/Dressing Room

12'7" x 9'4" (3.86m x 2.86m)

Fitted wardrobe with sliding doors to one wall, double glazed sash windows to front, two radiators, coving, spotlights to ceiling

### Air bnb/Annex

This part of the property offers an array of opportunities, such as an Air BnB or a useful Annex for multigenerational living, as it benefits from its own separate gas combi boiler supplying hot water and central heating or it could be incorporated into the family home, with its own entrance,

Part glazed composite door to:

### Kitchen/Breakfast Room

14'2" x 13'0" (4.34m x 3.97m )

Fitted work preparation surfaces with base units, inset oven and electric hob over, inset stainless steel sink unit.

Feature fire place and surround with gas coal effect fire, radiator, double glazed sash window to front.

### Bedroom Four

14'3" x 10'4" (4.35m x 3.17m)

Double glazed sash windows to front, radiator, spotlights to ceiling

### Bedroom Three

14'4" x 13'6" (4.39m x 4.14m)

Double glazed sash windows to front, radiator, spotlights to ceiling, built in cupboard with shelving, coving

### Shower Room

Mains shower cubicle, pedestal wash hand basin, low level WC, fully ceramic tile walls and flooring, radiator, coving

### Outside

Front- Off road parking, detached double garage with electric roller doors, steps up to a level, spacious front garden which is mainly laid to lawn with remainder laid to patio and access to around the side to the rear, a number of lighting and power sockets as well as three water taps

Rear- Split level, upper level is an enclosed patio area directly outside of the 'Air BnB'/ annex with steps down to spacious decking area with the remainder laid to artificial grass and patio

### Tenure

The vendors have advised that the property is Freehold, to be verified

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

