

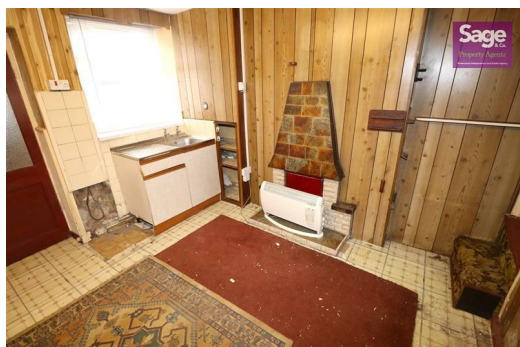
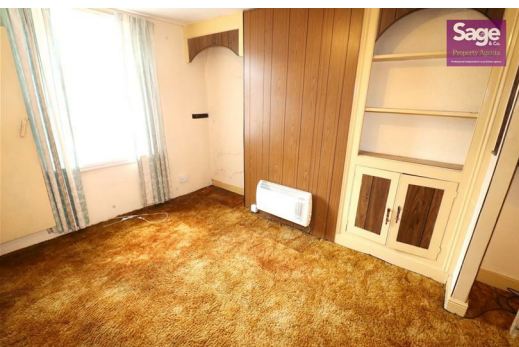


**33 New William Street, Blaenavon, Pontypool, Gwent NP4 9JN**  
**£90,000**

IDEAL INVESTMENT OPPORTUNITY! NO ONWARD CHAIN! Sage & Co. are delighted to offer for sale this TWO BEDROOM, MID TERRACE property that is in need of renovation throughout. The property is set out over three stories and benefits from a lounge/diner to the ground floor, TWO BEDROOMS to the first floor and a kitchen and bathroom to the lower ground floor. Situated in the heart of the World Heritage Site of Blaenavon, the property is in close proximity to local amenities, public transport links and attractions such as the Big Pitt National Coal Museum!

EPC Rating: F

Council Tax Band: A



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
**Telephone:** 01633 838 888 **Email:** [cwmbran@sageandco.co.uk](mailto:cwmbran@sageandco.co.uk)



## Entrance

Part glazed front entrance door to:

## Entrance Hall

Door to lounge and door to lower level

## Lounge/Diner

Double glazed window to front and rear, wall mounted electric heater, door with staircase to:

## First Floor

Access to loft space, doors to:

## Bedroom One

Double glazed window to front, coving, fitted corner wardrobe

## Bedroom Two

Double glazed window to rear, fitted storage cupboard

## Lower ground floor / Basement

## Kitchen

inset stainless steel sink and drainer unit with cupboards under, double glazed window to rear, steps and door up to walk in store room and a further fitted room with base and eye level wall units, roll edge work preparation surfaces, ceramic tile splash backs and pedestal wash hand basin.

## Rear Lobby

Door to outside and door to:

## Bathroom

Opaque double glazed window to rear, panelled bath with electric shower over, pedestal wash hand basin, low level WC, wall mounted electric heater.

## Outside

Front: Pavement access to front entrance

Rear: Enclosed rear garden with gate access to further, spacious enclosed rear garden which is mainly laid to lawn

## Tenure

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

