



34 New William Street, Blaenavon, Pontypool, NP4 9JN

£135,000

IDEAL INVESTMENT or FIRST TIME BUY

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!

Sage & Co. offer for sale this WELL PRESENTED, TWO BEDROOM, MID TERRACE property. Set out over three floors, benefits include a contemporary kitchen, bathroom and a WC which has been added to the first floor. The lower ground floor also provides ample storage space and there is a spacious enclosed rear garden. Viewing is highly recommended! Council Tax Band: B, EPC Rating: C



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
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Entrance

Part glazed front entrance door

Entrance Porch

Door to:

Living Room

14'8" x 8'11" (4.48 x 2.72)

Double glazed window to front, radiator, feature fire place and surround, doors to:

Kitchen

7'5" x 8'2" (2.27 x 2.49)

Fitted with a range of base and eye level wall units, work preparation surfaces, inset stainless sink, half bowl and drainer unit, ceramic tile splash backs, electric hob with extractor hood over and oven under, inset fridge and eye level microwave, coving, double glazed window to rear with panoramic views, stairs to:

First Floor

Access to loft space, doors to:

Bedroom One

11'0" x 12'1" max (3.37 x 3.70 max)

Double glazed window to front, radiator, built in storage housing combi boiler, opening to:

WC

Low level WC, wall mounted wash hand basin, ceramic tile splash backs, chrome towel radiator, extractor fan

Bedroom Two

11'5" x 5'9" (3.48 x 1.76)

Double glazed window to rear with panoramic views, radiator

Lower Ground Floor

Part glazed door to rear, radiator, built in cupboard space, space for fridge/freezer, doors to:

Storage Room

10'6" x 6'9" (3.22 x 2.08)

Light connected

Second Storage Room

10'6" x 4'11" (3.22 x 1.50)

Utility Area

Bathroom

7'9" x 5'8" (2.38 x 1.73)

'P' shaped jacuzzi bath, electric shower over, vanity wash hand basin, low level WC, opaque double glazed window to rear, chrome towel radiator, spotlights to ceiling.

Outside

Front- Pedestrian access to front entrance door

Rear- Enclosed rear garden laid to patio with a summer house.

Gate access to remainder of the garden which has a seating area providing panoramic views leading to spacious enclosed lawn area which has a gate for rear access.

Tenure

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

