



1 Park Gardens, Blaenavon, Pontypool, Gwent NP4 9AD
£230,000

GUIDE PRICE £230.000 - £240.000

Sage and Co are delighted to offer for sale this unique DETACHED BUNGALOW property in the heritage town of Blaenavon. The property benefits from THREE BEDROOMS, a LARGE L SHAPED LOUNGE with extensive views, a NEWLY FITTED KITCHEN, modern DOUBLE SHOWER ENCLOSURE with gardens on all sides, Country walks right on the doorstep and still close to all local amenities. MUST BE VIEWED
Council tax band D. EPC D.



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

Entrance hall

Glazed front door into fully glazed entrance hall, ceramic tile floor, coving, radiator, part glazed to door to hall

Lounge

18'11" x 14'9" (5.78m x 4.50m)

'L' shape room; Double glazed window to front & side, coving, 2 radiators, electric fire, part glazed door to:

Kitchen

13'4" x 9'10" (4.08 x 3.0)

Matching base & eye level units, roll edge work surfaces, ceramic tile splashbacks, built-in gas hob and electric oven, inset stainless steel sink and matching drainer, ceramic tile flooring, part glazed door to:

Rear lobby

Ceramic tile floor, part glazed door to rear garden, opens to:

Utility / Store room

10'7" x 3'10" (3.23 x 1.18)

Double glazed windows to rear, laminate floor

Inner hall

Storage cupboard housing boiler, access to loft space

Bedroom 1

14'6" x 11'10" (4.43 x 3.63)

Double glazed window to front, radiator, coving

Bedroom 2

14'5" x 10'0" (4.40 x 3.05)

Double glazed window to side, radiator, coving

Bedroom 3

10'11" x 10'3" (3.33 x 3.14)

Double glazed window to front, radiator, coving

Shower room

Double shower cubicle, opaque double glazed window to rear, low level WC, pedestal wash hand basin, ceramic tiled walls, vinyl floor, recessed spot lights, radiator

Outside

Front

Single garage and driveway with steps leading to entrance and tiered garden area,

Rear

Side access to courtyard area leading to further garden area

