



5 Cwmavon Road, Blaenavon, Pontypool, NP4 9LD

£180,000

GUIDE PRICE: £180,000 - £190,000
NO ONWARD CHAIN!!

Offered to the market with no onward chain, this generously proportioned four-bedroom mid-terraced property is an excellent opportunity for buyers looking to put their own stamp on a home. The ground floor features a large living/dining area, a separate family room, and a well-sized kitchen, providing flexible living space ideal for growing families or those who love to entertain. Upstairs, the property offers four bedrooms, a family bathroom, and a separate WC. Although the home is in need of updating throughout, it presents a fantastic chance to create a space tailored to your own style and needs. Externally, the property benefits from a large garage, offering excellent storage or potential workshop space. Located in the heart of Blaenavon, this home is within easy reach of local amenities and enjoys excellent transport links, making it a convenient base for commuters and families alike.

EPC Rating: E, Council Tax Band: B



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Entrance

Front entrance door to:

Entrance Hall

Stairs to first floor, skirting radiator, doors to:

Open Plan Living / Dining Room

Living Room

10'11" x 13'7" (3.35 x 4.15)

Double glazed bay fronted windows, feature fire place and surround, coving, skirting radiator, opening to:

Dining Room

11'6" x 12'2" (3.52 x 3.71)

Double glazed window to rear, skirting radiator, coving

Breakfast Room

12'7" x 8'6" max (3.85 x 2.60 max)

Double glazed box window to side, feature fire surround with back boiler, door to cellar, skirting radiator, door to:

Kitchen

10'9" x 9'1" (3.30 x 2.78)

Fitted with a range of base and eye level wall units, roll edge work surfaces, inset single drainer sink unit, ceramic tile splashbacks, space for oven, filter hood over, space for fridge/freezer, radiator, extractor fan, double glazed window to side, part glazed door to side.

First Floor

Access to loft space which is partly boarded, coving, doors to:

Bedroom One

12'7" x 9'4" (3.85 x 2.85)

Double glazed bay fronted window, fitted wardrobes and over head storage, coving, skirting radiator.

Bedroom Two

9'10" x 11'6" (3.01 x 3.52)

Double glazed window to rear, coving, skirting radiator.

Bedroom Three

9'6" x 7'6" (2.92 x 2.31)

Double glazed window to front, skirting radiator

Bathroom

7'1" x 4'11" (2.18 x 1.50)

Two piece suite comprising; Panelled bath with electric shower over, vanity wash hand basin, chrome towel radiator, obscure double glazed window to side.

Separate WC

Double glazed window to side, low level WC, ceramic tile splashbacks, coving.

Bedroom Four

10'11" x 8'9" (3.34 x 2.67)

Double glazed window to side, coving, door to garage, skirting radiator.

Garage/Workshop

16'4" x 15'5" (5.00 x 4.72)

Double glazed window to side, power and light connected, radiator, electric roller door.

Cellar

11'5" x 3'11" (3.50 x 1.20)

Power and light connected.

Outside

Enclosed forecourt to the front with steps up to the front entrance door, mainly laid to patio and artificial grass.

Enclosed rear garden, level concrete garden shed and WC, steps leading up to rear access and garage.

Tenure

We have been advised that the property is Leasehold, terms to be confirmed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

