



14 Park Street, Blaenavon, Pontypool, NP4 9AA

£120,000

Offered for sale with NO ONWARD CHAIN, this TWO BEDROOM MID-TERRACED property is an ideal opportunity for first-time buyers or investors, this property is in need of modernisation. Situated in the historic town of Blaenavon, the accommodation comprises a living room, separate dining room, fitted kitchen, and family bathroom to the ground floor, with two good-sized bedrooms to the first floor. Externally, the property benefits from an enclosed rear garden. Park Street is conveniently located close to local amenities, transport links, and popular tourist attractions such as Big Pit, making this a home not to be missed.

EPC Rating: D
Council Tax Band: A



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

www.sageandco.co.uk

Entrance

Front entrance door to;

Entrance Hall

Radiator, dado rail, part glazed door to;

Living Room

10'4" x 11'4" (3.15 x 3.46)

Under stair storage space, double radiator, feature fireplace and surround, stairs to first floor, double glazed French doors to rear, door to kitchen, double doors to ;

Dining Room

10'2" x 11'1" (3.12 x 3.40)

Double glazed window to front, double radiator

Kitchen

6'0" x 7'3" (1.84 x 2.23)

Fitted with a range of base and eye level wall units, roll top work preparation surfaces over, inset stainless steel sink and drainer unit, plumbing for automatic washing machine, space for cooker, ceramic tiled splash backs, double glazed window to side, double radiator, door to;

Rear Lobby

Part glazed door to side, door to;

Bathroom

6'1" x 7'1" (1.86 x 2.16)

Three piece suite comprising; panelled bath, low level WC, pedestal wash hand basin, partly ceramic tiled walls, obscure double glazed window to side, double radiator

First Floor

Access to loft space, doors to;

Bedroom One

14'4" x 10'10" (4.37 x 3.31)

Double glazed window to front, radiator

Bedroom Two

10'11" x 11'10" (3.34 x 3.61)

Double glazed window to rear, radiator, coving, built in cupboard housing hot water tank

Outside

Front - Pedestrian access to front entrance door
Rear - Enclosed rear garden laid to patio, rear gate access

Tenure

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

