



16 King Street, Pontypool, NP4 9QQ
Asking price £130,000

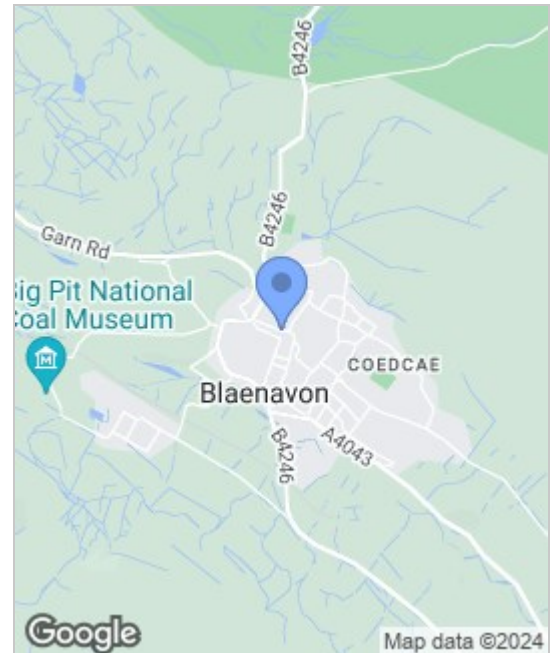


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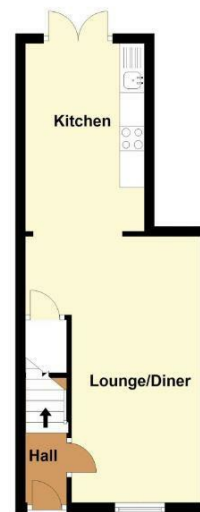


MAIN DESCRIPTION

One2one Estate Agents are delighted to offer for sale this modernised terraced home situated in the Heritage Town of Blaenavon close to all local amenities. The property briefly comprises entrance hall with door to front and stairs to first floor. The ground floor is an open plan lounge/diner/fitted kitchen with a range of base and wall units, work surface over, electric oven and hob, plumbing for washing machine, space for fridge/freezer, under stairs storage cupboard, double doors to rear and window to front. The ground floor space offers plenty of space for seating furniture and dining table and chairs. To the first floor are two bedrooms and modern bathroom suite. To the rear is an enclosed rear laid to lawn and two parking spaces. NO CHAIN.



Ground Floor
Approx. 28.7 sq. metres (309.2 sq. feet)



First Floor
Approx. 30.0 sq. metres (322.7 sq. feet)



Total area: approx. 58.7 sq. metres (632.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		77	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.