



## 64 Cwmavon Road, Pontypool, NP4 9LD

### Guide price £150,000



\*\*\* GUIDE PRICE £150,000 - £160,000 \*\*\* Welcome to this charming house located on Cwmavon Road in the town of Blaenavon, Pontypool.

Situated in the heart of Blaenavon, this house boasts a prime location with easy access to local amenities, schools, and beautiful countryside surroundings. The town itself is steeped in history and offers a sense of community that is truly unique.

Don't miss out on the chance to make this house your new home in Blaenavon. Contact us today to arrange a viewing and experience the charm and comfort that this property has to offer



## MAIN DESCRIPTION

\*\*\* GUIDE PRICE £150,000 -

£160,000 \*\*\* One2One Estate

Agents are pleased to offer for sale this terraced property in need of refurbishment situated in the sought after Blaenavon World Heritage Town. The property is a split level family home and briefly comprises entrance hall with door to front and stairs to first floor, spacious lounge with bay window to front opening to dining room with window to rear. To the lower ground floor can be found a sitting room with window to rear and door to conservatory with access to the rear garden. The kitchen offers a range of base and wall units, space for appliances. The bathroom comprises panelled bath, vanity wash hand basin and low level wc. To the first floor are three bedrooms. The rear offers a large patio area with steps to further patio area, brick built shed and gate giving access to rear lane. NO CHAIN.

TENURE: FREEHOLD

COUNCIL TAX BAND: B

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.

Pursuant to the Estate Agents Act 1979 we are informing interested parties that an employee of One2One has an interest in this property.

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.

