



## 3 Lower Waun Street, Pontypool, NP4 9QE

Asking price £118,000



Welcome to Lower Waun Street, Blaenavon, Pontypool - a charming location for this delightful mid-terrace house! This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's ample space for a small family or guests. The house features a ground floor bathroom, ensuring your comfort and convenience.

Located in the heart of Blaenavon, this property offers a wonderful opportunity to be part of a community. The mid-terrace design provides a sense of warmth and community, making it an ideal place to call home. Whether you're looking for a peaceful retreat or a place to create lasting memories, this house offers the perfect setting.

Don't miss out on the chance to own this lovely property in Lower Waun Street. Contact us today to arrange a viewing and experience the charm and comfort this house has to offer.





MAIN DESCRIPTION

\*\*\* GUIDE PRICE £120,000-£130,000

\*\*\* Nestled in the heart of the historic Blaenavon Heritage Town, this charming terraced property offers an inviting blend of light and space. The ground floor welcomes you with a spacious open-plan lounge and dining area, benefiting from windows at both the front and rear that fill the room with natural light. The lounge comfortably accommodates a sofa and a dining table, making it ideal for both relaxation and entertaining.

The well-proportioned kitchen is equipped with both base and wall units, providing ample storage and worktop space, with designated areas for appliances. The adjoining hallway leads to the rear door, offering convenient access to the low-maintenance, enclosed garden. This hallway also provides entry to the ground-floor bathroom, which includes a pedestal wash hand basin, a low-level WC, a panelled bath, and a rear-facing window.

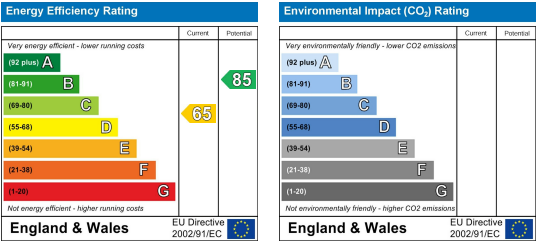
Upstairs, the property features two generously sized bedrooms, perfect for a couple or small family. The rear garden, fully enclosed for privacy, includes a paved patio area ideal for outdoor seating, a gate for rear access, and a practical brick-built storage shed.

Offered with no onward chain, this property presents a wonderful opportunity for first-time buyers, small families, or investors seeking a home in a sought-after heritage location.

TENURE: FREEHOLD

COUNCIL TAX BAND: A

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.



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