



Hurstleigh Garn Yr Erw, Pontypool, NP4 9RX

Offers in excess of £300,000



Nestled in the charming town of Blaenavon, this delightful detached house offers a perfect blend of comfort and convenience. With three double bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

Blaenavon is known for its rich history and stunning landscapes, making it a wonderful place to call home. With local amenities and scenic walks nearby, this property is not just a house, but a gateway to a vibrant community and a fulfilling lifestyle.

This charming home is a rare find and is sure to attract interest. Don't miss the opportunity to make it your own.



MAIN DESCRIPTION

Hidden Gem Alert! Tucked away at the end of a private lane, this detached property is truly a one-of-a-kind find, nestled alongside just one other property, offering both privacy and charm. Steeped in character, this home presents a unique opportunity for those seeking something special.

As you enter, you are greeted by a spacious dining room/entrance hall, complete with a bay window to the front, flooding the space with natural light. The light and airy lounge offers a welcoming atmosphere, with doors to the front that provide easy access to the outdoors. It's the perfect space for both relaxing and entertaining.

The fitted kitchen/breakfast room is a great size and offers a range of base and wall units, a gas hob, an electric double oven, and plumbing for a dishwasher. There's also space for an American-style fridge/freezer and a convenient breakfast bar for casual dining. A window to the side and doors to the front ensure plenty of light in this vibrant space.

The utility room offers even more practical space, with a window and door leading to the outside. It includes a sink, plumbing for a washing machine, and a WC, making it a fantastic addition to the property.

Moving to the first floor, you'll find three generous double bedrooms, each offering plenty of space for family living. The master bedroom benefits from an en suite, complete with a shower cubicle, a vanity wash hand basin, a low-level WC, and a window to the rear. The family bathroom includes a panelled bath with a shower over, a vanity wash hand basin, and a low-level WC, with a window to the front, allowing

for natural light to fill the room. From the landing, stairs lead up to the loft room, where you'll find windows, a cupboard, and steps leading to a further loft room, offering even more potential living space.

Set within its own grounds, the property is surrounded by a garden that wraps around the home, providing an abundance of outdoor space. The garden includes a patio area, stone chippings, and a large lawn, ideal for outdoor entertaining or simply relaxing in a peaceful setting. There is also parking available, and a garage (which is in need of attention), adding even more value to the property.

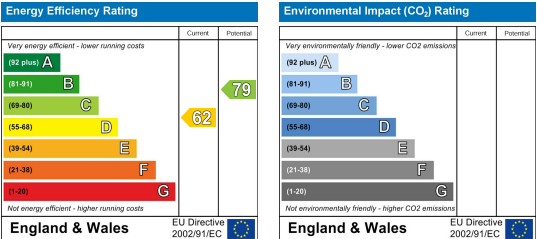
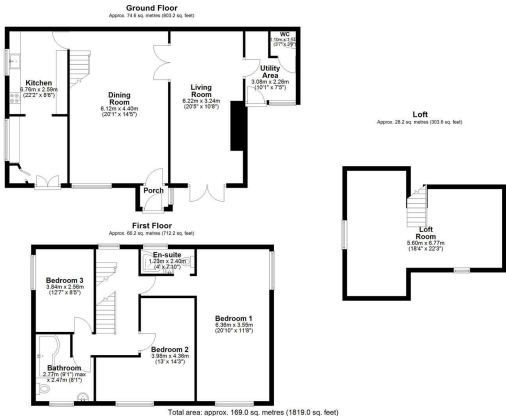
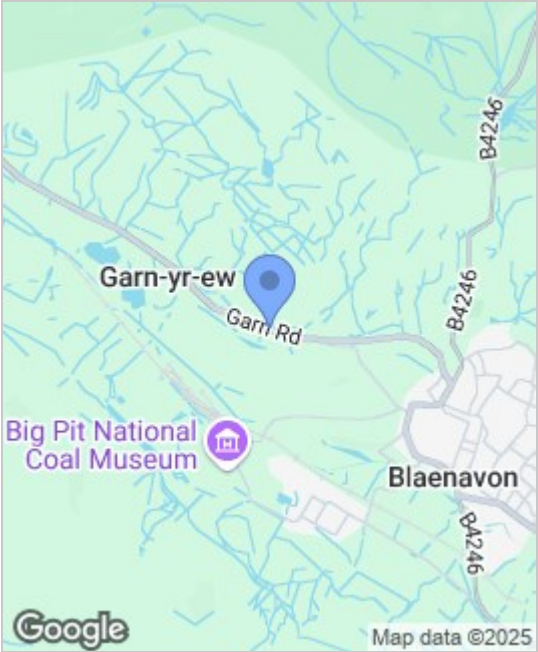
Located in the picturesque town of Blaenavon, you'll have access to scenic walks and the renowned Blaenavon World Heritage Site, making this a truly idyllic place to call home.

This property must be viewed to truly appreciate its charm, character, and the potential it offers. Don't miss out on the opportunity to own this unique home!

TENURE: FREEHOLD

COUNCIL TAX BAND: E

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.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.