



2 & 3 Clarence Street, Brynmawr, Gwent, NP23 4EH

Offers In The Region Of £550,000

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An Excellent opportunity arises to acquire a superb pair of houses together with adjoining stable block that has planning consent for a 2 bedroom conversion standing in spacious grounds of almost 1/2 acre with versatile garaging and workshop space. The property offers tremendous potential for multi generation living or a B & B enterprise. They have been beautifully refurbished to provide versatile accommodation with many period features dating from the 1840's. The accommodation of No. 2 comprises: Entrance Porch, Open plan Kitchen/Dining Room, well equipped with fitted cupboards and ample storage; Lounge with feature fireplace incorporating multi fuel stove; 3 Double Bedrooms and Single Bedroom. bathroom with Whirlpool bath. Gas central heating and new upvc windows. No. 3 which has just been fully refurbished provides: Entrance Hall; Lounge with feature fireplace and patio doors to side; Dining Room with decorative fireplace; Newly fitted Kitchen; 3 Double Bedrooms and luxurious bathroom with roll top bath and walk in Shower. Gas central heating and new windows. Large drive to spacious parking courtyard. Lawned garden and decked patio which provides a fabulous area for al fresco living.
Highly recommend, book a viewing today.



Council Tax Band: B



NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property , but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion

COUNCIL TAX

We are advised that the properties are both in Bsnd B

VIEWING

By appointment with Morgan Carpenter 01558 821269

WEBSITE

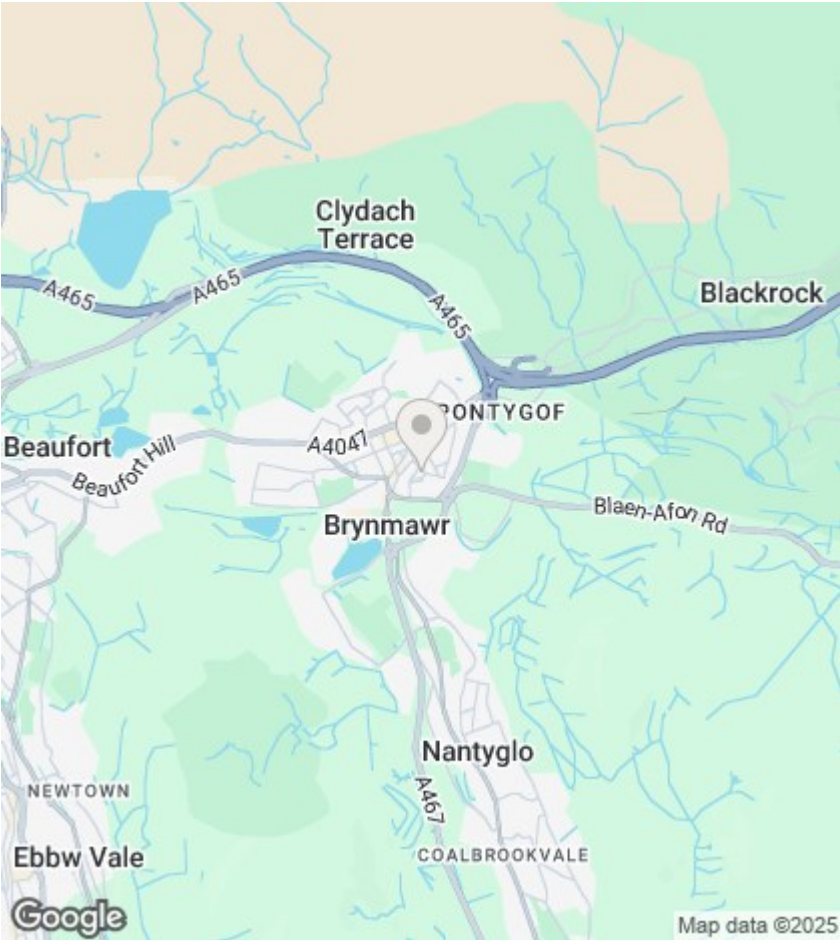
View all our properties on:
www.morgancarpenter.co.uk; www.zoopla.co.uk;
www.primelocation.com, or www.onthemarket.com

OUT OF OFFICE HOURS

Jonathan Morgan 07989 w96883







Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		64
(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