



BLAENAVON

Guide price **£475,000**



WAHROONGA

Llanover Road, Blaenavon, Pontypool, Torfaen NP4 9HT



Generous size plot
Beautifully decorated
Ideal family home

Welcome to Wahroonga, a beautifully renovated four-bedroom, three-story family home that has transformed from its original two-bedroom bungalow into a spacious and contemporary retreat. Nestled in the charming town of Blaenavon, this exceptional property offers stunning countryside vistas that can be enjoyed from multiple levels, providing a perfect backdrop for family living.

The generous layout features a bright and airy open-plan living area, ideal for both relaxation and entertaining. The modern kitchen is equipped with high-quality appliances and flows seamlessly into the dining space, creating an inviting atmosphere for family gatherings. In addition to the main residence,

Wahroonga includes an outbuilding in the garden, perfect for use as a home office, studio, or guest accommodation. The recently acquired additional plot of land from a neighbour enhances the already impressive grounds, providing ample outdoor space for children to play and for family barbecues.

Located within close proximity to local schools, shops, and award-winning restaurants, Wahroonga is ideally situated for families seeking both convenience and tranquillity. Blaenavon is rich in history, featuring its own World Heritage Centre and the popular tourist attraction, Big Pit, making it a wonderful place to call home.



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KEY FEATURES

- Detached
- Four bedrooms
- Generous kitchen
- Amazing views
- Garden outbuilding
- Large driveway



STEP INSIDE

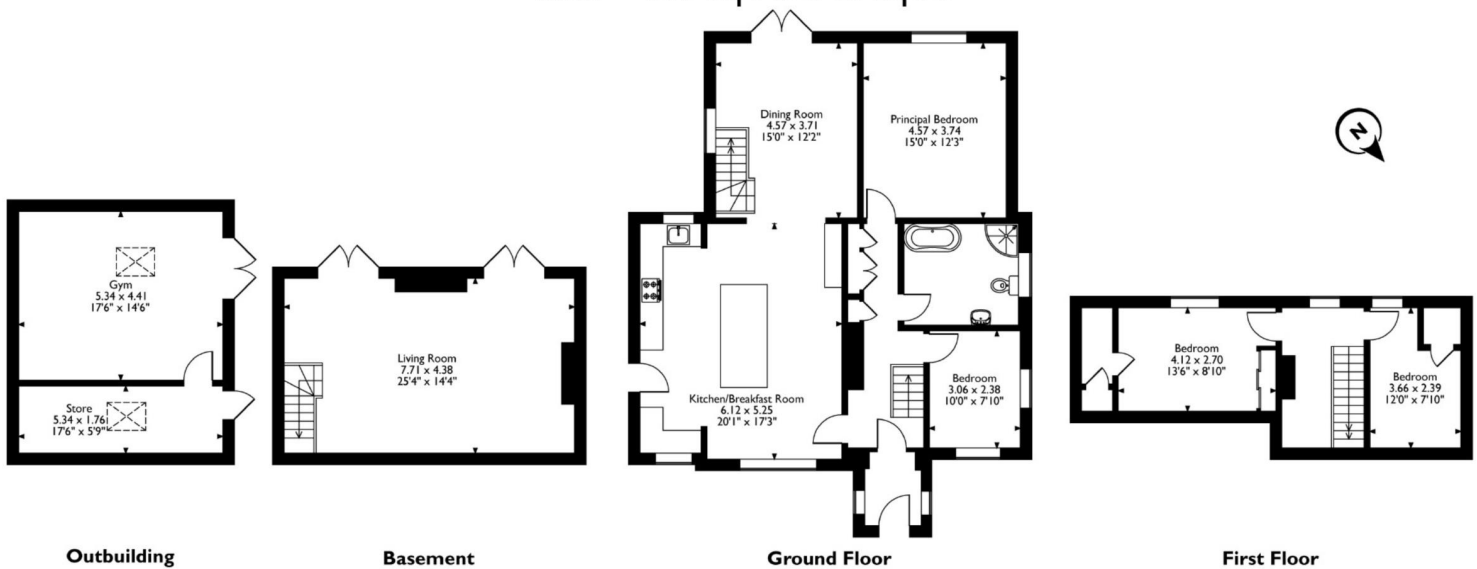


Step inside Wairoonga and experience the perfect blend of modern comfort and inviting charm. As you enter through the welcoming front porch, you're greeted by a spacious hallway that sets the tone for the home. Here, you'll find two well-appointed downstairs bedrooms, including the principal suite, complete with ample natural light and a tranquil atmosphere. Adjacent to these bedrooms is a stylish family bathroom, thoughtfully designed for convenience.

Venturing further into the heart of the home, you'll discover an impressive kitchen that truly delights. Beautifully designed, it features a spacious island and integrated appliances, providing plenty of storage for cooking enthusiasts. The kitchen's open-plan design seamlessly connects to a separate dining room, which boasts a balcony overlooking breathtaking countryside vistas - perfect for morning coffees or evening meals al-fresco.

A staircase leads you to the first floor, where two additional bedrooms await. One of these rooms is currently utilised as a study, offering a peaceful workspace with inspiring views. The layout promotes a seamless flow throughout, making it ideal for family living.

Approximate Gross Internal Area
 Main House = 165 Sq M/1777 Sq Ft
 Outbuilding = 34 Sq M/366 Sq Ft
 Total = 199 Sq M/2143 Sq Ft



Outbuilding

Basement

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

From the dining area, descend the stairs into the family lounge, a warm and inviting space ideal for relaxation. This cosy haven is enhanced by a log burner, creating a perfect ambiance for family gatherings during the colder months. Large french doors offer views of the rear garden, allowing natural light to flood the room and providing easy access for outdoor enjoyment.

Wahroonga is more than just a house; it's a family haven designed for comfort and connection. With its thoughtful layout, stunning views, and delightful living spaces, this home invites you to create lasting memories. Experience the joy of living in a place that truly feels like home!

STEP OUTSIDE



Step outside at Wahoonga and discover a delightful outdoor haven on a generous 0.29-acre plot. The property offers ample parking space for multiple vehicles, ensuring convenience for family and guests. A charming patio invites you to enjoy al fresco dining, perfect for summer gatherings or quiet evenings under the stars.

Lush lawns surround the home, providing plenty of room for children to play and explore. The standout feature of this outdoor space is the versatile outbuilding, currently used as a gym and additional storage, but with planning permission for a holiday let, it offers exciting potential for extra income or guest accommodations.

With breathtaking views of the surrounding countryside, Wahoonga's garden is a fantastic retreat for families seeking both relaxation and adventure. Embrace the beauty of outdoor living in this idyllic setting!

INFORMATION

Postcode: NP4 9HT
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

North bound from Abersychan follow Cwmavon Road (A4043) to Blaenavon, when you hit the roundabout take the third exit onto Ton-Mawr, then take the third right onto Llanover Road follow the road up and the property will be located on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	71	
(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	

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