



## Charles Street, Blaenavon

**£375,000**

- Renovated FIVE bedroom detached
- Spacious versatile accommodation
- Study/ Work from home spaces.
- No onward chain.
- Gated driveway & garage
- Sought after location
- Downstairs WC and utility area
- Council Tax - A
- EPC Rating: E



 5  2  2



## About the property

**\*\* VIEWING IS A MUST TO APPRECIATE\*\*** An fantastic opportunity to purchase this superb spacious extensively renovated FIVE bedroom detached property which was formerly two houses and a shop. Located in the popular Welsh Heritage Town of Blaenavon with its local amenities, shops and schools.





## Accommodation

### Entrance Porch

Enter via an opaque UPVC double glazed door to porch. Two UPVC double glazed windows to front elevation. Radiator. Glazed door to hallway.

### Hallway

Doors to sitting room, study and living room. Radiator. Wood laminate flooring.

### Sitting Room

9' 4" x 9' 10" ( 2.84m x 3.00m )

UPVC double glazed window to front elevation. Radiator. Two wall lights. Double doors to study. Potential for dual home working spaces or running a business from home.

### Study

9' 1" x 9' 10" ( 2.77m x 3.00m )

UPVC double glazed window to rear elevation. Glazed door to rear porch.

### Rear Porch

UPVC double glazed window to rear elevation. UPVC double glazed door to side. Door to WC

### Cloakroom/wc

Comprising close coupled WC and pedestal wash hand basin. Radiator. Opaque UPVC double glazed window to rear elevation.

### Living Room

12' 10" x 20' 8" ( 3.91m x 6.30m )

An open plan room which has a UPVC double glazed window to the front elevation. Wood laminate flooring. Stairs to first floor. Inset spotlights. Door to understairs storage cupboard. Open to kitchen. Door to utility area.

### Utility Room/area

Wall mounted Vaillant gas boiler. Inset spotlights. UPVC double glazed window to rear elevation. UPVC double glazed door to side.

### Kitchen/breakfast Room

20' 5" x 11' max (narrows) ( 6.22m x 3.35m max (narrows) ) Fitted with a good range of contemporary style units including a range of base units with laminate worktops incorporating a stainless steel sink and drainer. Built in Zanussi electric oven. Wall cupboards and larder style units. Tiled splashbacks. Centre island with five ring electric hob. UPVC double glazed window to front elevation and two to the rear elevation. Wood laminate flooring.

### First Floor Landing

Doors to bedrooms and bathroom. Radiator. Inset spotlighting.

### Bedroom One

12' 1" x 11' ( 3.68m x 3.35m )

UPVC double glazed window to rear elevation. Fitted wardrobes. Inset spotlighting.

### Bedroom Two

12' 3" x 10' 11" ( 3.73m x 3.33m )

UPVC double glazed window to rear elevation. Radiator.

### Bedroom Three

12' 2" x 8' 9" ( 3.71m x 2.67m )

UPVC double glazed window to front elevation. Radiator.

### Bedroom Four

10' 7" x 10' 10" ( 3.23m x 3.30m )

UPVC double glazed window to front elevation. Radiator. Access to loft space.

### Bedroom Five

9' 10" x 10' 1" ( 3.00m x 3.07m )

UPVC double glazed window to front elevation. Radiator.

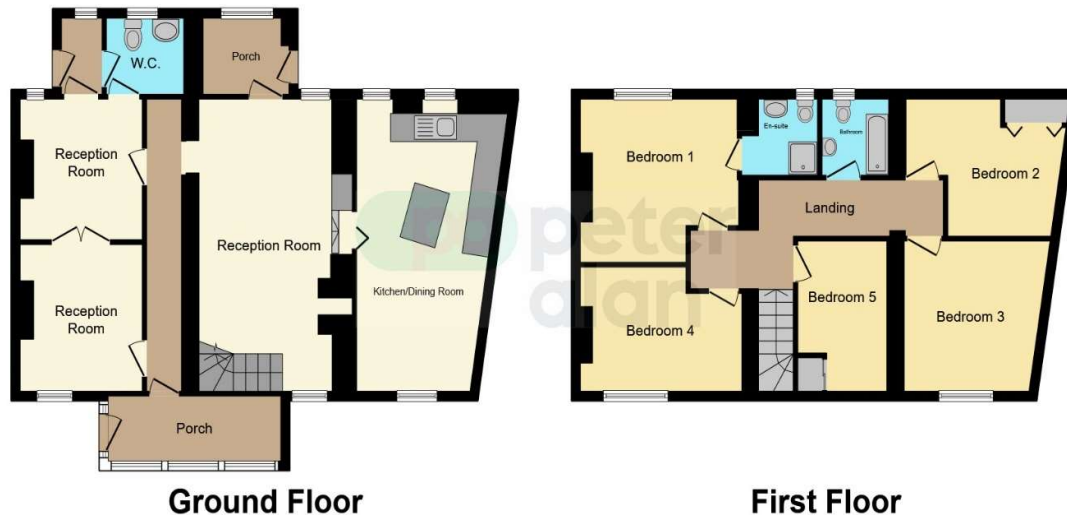
### Family Bathroom

Comprising P shape bath with mixer tap and rainfall shower over with further shower attachment, pedestal wash hand basin and close coupled WC. Tiled splashbacks. Opaque UPVC double glazed window to rear elevation. Heated towel rail. Extractor fan. Inset spotlighting.

### Outside

Front - Larger than average enclosed garden with gated access. Leading to driveway and garage. Area laid to lawn. Fence to side. Patio area. Side - Paved areas.

## Floorplan



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