ONE2ONE
ESTATE AGENTS

15 Ton Mawr Road, Pontypool, NP4 9JS
Guide price £140,000

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*** GUIDE PRICE £140,000 - £150,000 *** Located on the charming Ton Mawr Road in the World Heritage Town of Blaenavon, this delightful terraced house offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for relaxation and entertaining guests.

The house features two comfortable bedrooms, providing a peaceful retreat for rest and relaxation. This property is perfect for those looking to settle in a friendly community, with local amenities and scenic views just a stone's throw away.

Blaenavon is known for its rich history and stunning landscapes, making it an attractive location for nature lovers and history enthusiasts alike. The area boasts excellent transport links, ensuring easy access to nearby towns and cities. This terraced house on Ton Mawr Road is not just a place to live; it is a home where memories can be made.

MAIN DESCRIPTION

Offered to the market with no onward chain, this two-bedroom terraced property is situated in the historic Blaenavon World Heritage Town, enjoying easy access to local schools, shops, amenities, and excellent transport links. Requiring some modernisation, the property presents an excellent opportunity for first-time buyers, investors, or those looking to create a home tailored to their own taste and style.

The accommodation is entered via a welcoming entrance hall with stairs leading to the first floor. To the front of the property is a bright and spacious lounge, with a large window allowing plenty of natural light to flood the room. To the rear is a separate dining room, providing an ideal space for family meals or entertaining guests.

The fitted kitchen/breakfast room offers a range of base and wall units, an electric hob and oven, ample worktop space, and a useful pantry providing additional storage.

Completing the ground floor is a convenient WC/utility room, fitted with a pedestal wash hand basin, low-level WC, plumbing for a washing machine, and a window providing natural light and ventilation.

On the first floor, the landing leads to two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes. The family bathroom is well appointed and comprises a corner bath, separate shower enclosure, pedestal wash hand basin, low-level WC, and a window.

Externally, the enclosed rear garden has been designed for ease of maintenance and features a patio seating area, artificial lawn, garden shed, and rear access gate, making it a practical and enjoyable outdoor space.

To the front, the low-maintenance garden is laid with decorative stone chippings and artificial grass, providing an attractive approach to the property while enjoying beautiful far-reaching mountain views.

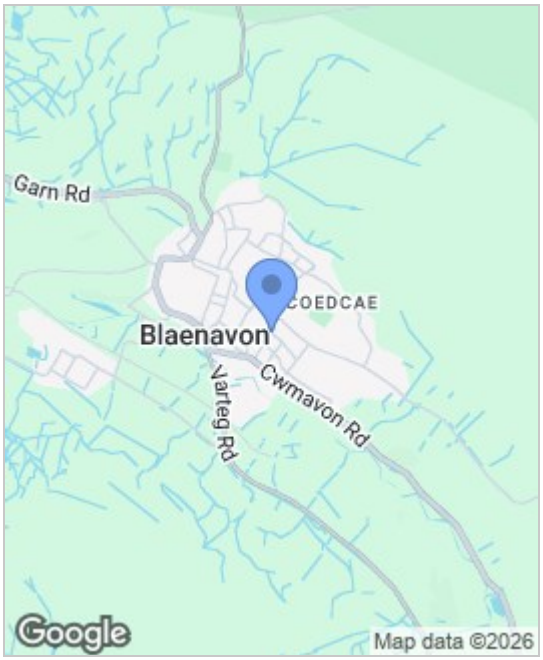
Offering fantastic potential in a popular and historic location, this property represents an excellent opportunity for buyers looking to add value and create their ideal home.

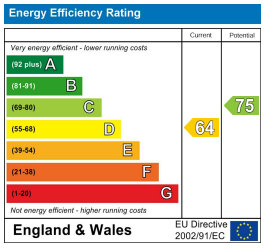
Early viewing is highly recommended to appreciate the potential on offer.

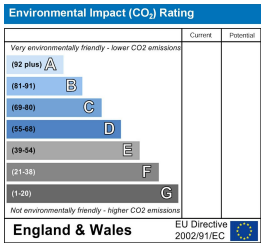
TENURE: LEASEHOLD

COUNCIL TAX BAND: B

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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