

# Broad Street, Blaenavon

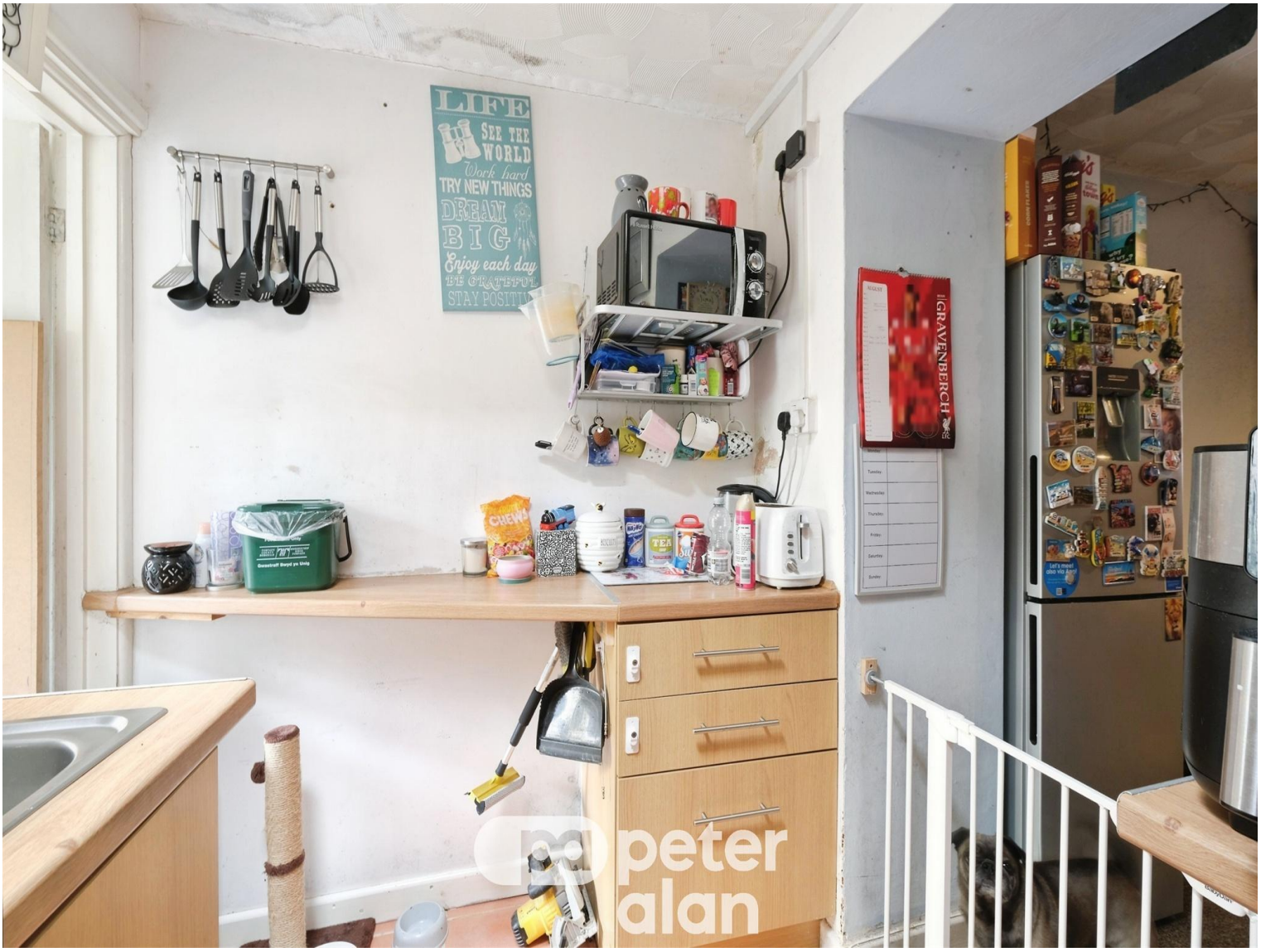
## offers over £115,000



- Convenient Blaenavon Location
- Walking Distance to Town Centre
- Rear Courtyard Garden
- Two Bedroom End-Terrace Property
- Close to Local Shops and Amenities
- Excellent Transport Links Nearby
- Council Tax: A. EPC: Awaited
- EPC Rating: C

2 1 1


01633 484855
cwmbran@peteralan.co.uk




## About the property

This two-bedroom end-terrace home benefits from a large reception room, downstairs bathroom and low-maintenance rear courtyard. Conveniently located close to Blaenavon's shops, amenities and transport connections.






ntern









0

# Accommodation

**Porch**

**Living Room**
25' 8" x 8' 11" ( 7.82m x 2.72m )

**Kitchen**
9' 9" x 6' 5" ( 2.97m x 1.96m )

**Bathroom**

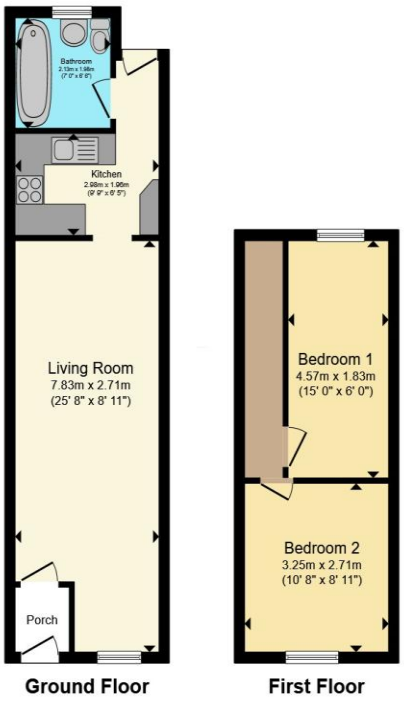
**Bedroom One**
15' x 6' ( 4.57m x 1.83m )

**Bedroom Two**
10' 8" x 8' 11" ( 3.25m x 2.72m )

**Agents Note**
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01633 484855
cwmbran@peteralan.co.uk

# Floorplan




Total floor area 57.5 m² (619 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221Most buy-to-let mortgages are not regulated.