



3 Clarence Street, Brynmawr, Gwent, NP23 4EH

Offers In The Region Of £285,000

- SUPERB RECENTLY REFURBISHED SEMI DETACHED HOUSE
- FORMER STABLE BLOCK WITH PLANNING FOR 2 BEDROOM ANNEXE
- 3 BEDROOMS AND LUXURY BATHROOM
- SPACIOUS COURTYARD WITH SECOND FORMER STABLES
- COUNCIL TAX BAND B
- CONVENIENT LOCATION IN QUIET RESIDENTIAL AREA
- 2 RECEPTION ROOMS AND FITTED KITCHEN
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- LARGE LEVEL LAWNED GARDEN WITH HERBACEOUS BORDERS

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An exceptional opportunity to acquire a beautifully refurbished semi-detached residence, set within generous grounds and offering outstanding versatility, including extensive garaging, workshop facilities and an adjoining former stable block with planning consent for conversion into a stylish two-bedroom dwelling. The main house has been meticulously upgraded to a high standard, seamlessly blending character features with modern comforts. The well-proportioned accommodation briefly comprises an inviting entrance hall, an elegant lounge featuring a charming fireplace and patio doors opening to the side, and a separate dining room with an attractive decorative fireplace. The newly fitted kitchen is finished to a high specification, providing a practical yet stylish space for everyday living. To the first floor, there are three generously sized double bedrooms, complemented by a luxurious family bathroom appointed with a classic roll-top bath and a contemporary walk-in shower. The property further benefits from gas central heating and newly installed windows, enhancing both comfort and energy efficiency. Externally, the property truly excels. A substantial driveway leads to an expansive parking courtyard, ideal for multiple vehicles. The well-maintained lawned gardens create a superb setting for outdoor entertaining and al fresco dining. Of particular note is the detached former stable block and adjoining brick-built stables, currently undergoing refurbishment, offering tremendous scope for a variety of uses. With planning consent already in place for a two-bedroom conversion, this presents an exciting opportunity for ancillary accommodation, holiday let potential or multi-generational living. A rare and highly desirable offering combining lifestyle, flexibility and future potential. Early viewing is strongly recommended to fully appreciate all that this impressive property has to offer.



Council Tax Band: B



RECEPTION HALL



5'6" x 2'11"

Stairs to first floor. Quarry tiled floor. Designer radiator.

SITTING ROOM



15'10" x 9'2"

Decorative fireplace on brick hearth. Radiator.

LOUNGE



16'0" x 9'10" | 206'8"

Multi fuel stove in deep recess on brick hearth. Attractive area pointed stone wall. Ceiling downlighting. French doors to side elevation. Oak effect floor. Radiator.

ANOTHER ROOM ASPECT



REAR LOBBY

Oak effect floor.

KITCHEN



12'5" x 8'2"

Single drainer stainless steel sink unit with mixer tap. Plumbed for automatic washing machine. Stoves 4 ring dual fuel gas range with stainless steel extractor above. Fitted range of base and wall cupboards with marble effect work surface. Attractive area pointed stone wall. Slate tiled floor. Radiator

FIRST FLOOR

LANDING

17'4" x 3'0"

Wood effect floor. Radiator

BEDROOM



15'10" x 9'3"

Walk in cupboard which houses the Worcester gas fired boiler that serves the heating requirements. Wood effect floor. Radiator

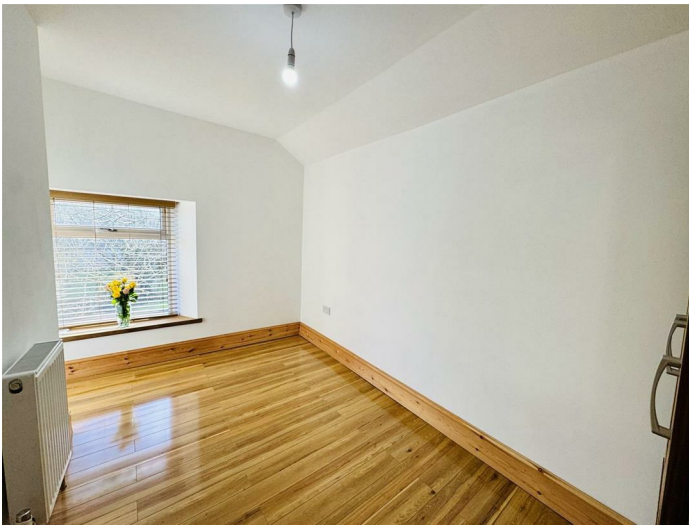
BEDROOM



13'5" x 8'1"

Wood effect floor. Radiator

BEDROOM



12'5" x 6'10"

Wood effect floor. Radiator.

BATHROOM



12'1" x 5'4"

Freestanding roll top bath with brass shower mixer tap. Pedestal hand basin and low level WC. Shower in tiled and glazed cubicle. Part tiled walls and floor. Ceiling downlighting. Designer radiator.

OUTSIDE

The property is approached via a gated driveway from Clarence Street that leads into a spacious gravelled courtyard in front of the house. Alongside this is the detached former stable block that provides great storage. To the rear of this is the former stable block and workshop that has undergone a some renovation works.

FORMER STABLES/WORKSHOP



This has planning consent for a two bedroom annexe.

GARDEN



To the front of the courtyard is a large level lawn garden with herbaceous borders that provides a great recreational area ideal for 'al fresco' living.

SERVICES



We are advised that the property is connected to all mains services.

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 property is in Bsnd B

VIEWING

By appointment with Morgan Carpenter 01558 821269

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.

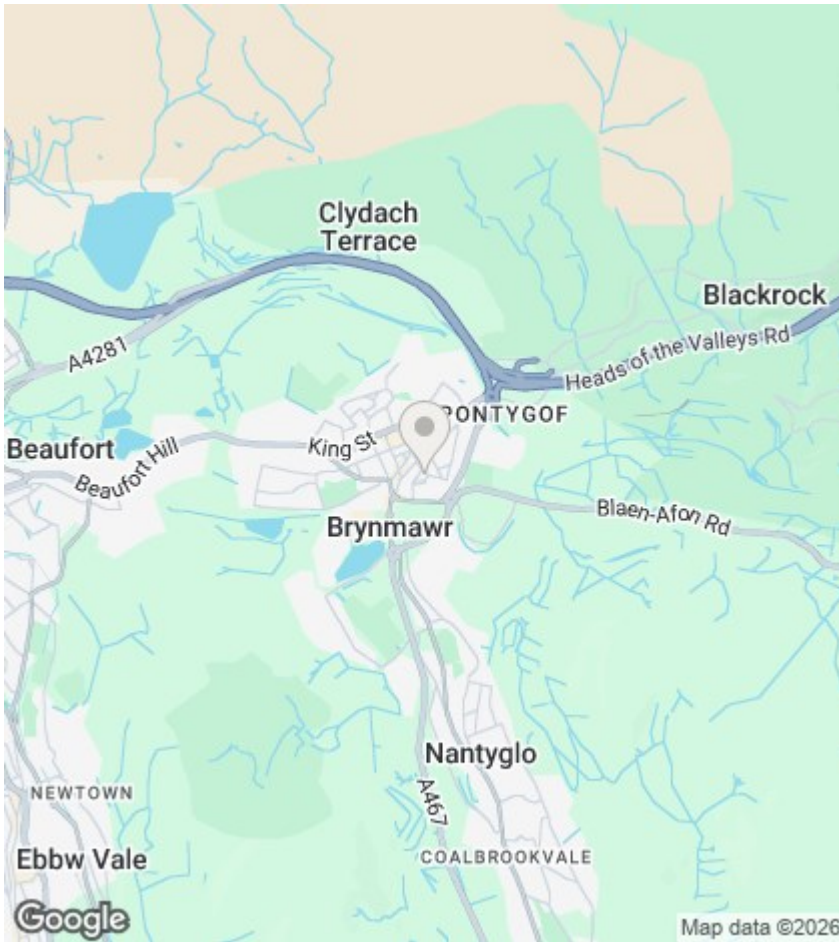
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OUT OF OFFICE HOURS

Jonathan Morgan 07989 w96883





Directions

Viewings

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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 