



14 Hillside Avenue, Pontypool, NP4 9PL

Asking price £165,000



Nestled on the charming Hillside Avenue in Blaenavon, this semi-detached house (non standard construction) presents an exciting opportunity for those looking to create their dream home. With three bedrooms, this property is ideal for families or individuals seeking space and comfort. The single reception room offers a welcoming area for relaxation and social gatherings, while the bathroom provides essential amenities.

This home is in need of modernisation, allowing you to put your personal touch on the property and truly make it your own. The potential for transformation is significant, making it a perfect project for those with a vision. Whether you are a first-time buyer or an investor, this property offers a blank canvas to work with.

Situated in a friendly neighbourhood, the location offers a blend of tranquillity and accessibility, with local amenities and transport links within easy reach. Embrace the chance to breathe new life into this semi-detached house and enjoy the benefits of living in a vibrant community. Don't miss out on this opportunity to invest in a property with great potential.



MAIN DESCRIPTION

Situated in the historic and popular Blaenavon Heritage Town, this semi-detached property enjoys a convenient location close to local schools, shops, and everyday amenities, while also benefiting from good public transport links and bus routes. Offered to the market with no onward chain, this property presents an excellent opportunity for buyers looking for a home they can modernise and put their own stamp on.

Please note, the property is of non-standard construction, and interested parties are advised to make their own enquiries regarding mortgage suitability.

The accommodation briefly comprises an entrance hall with stairs leading to the first floor. The lounge is positioned to the front of the property and benefits from a window overlooking the front aspect. To the rear is a light and spacious kitchen/diner, featuring base units, space for appliances, rear-facing windows allowing plenty of natural light, and a door providing side access to the garden.

To the first floor are three bedrooms, along with the family bathroom which is fitted with a panelled bath with electric shower over, pedestal wash hand basin, low-level WC, and a window for natural light and ventilation.

Externally, the property boasts a large rear garden, mainly laid to lawn, with useful sheds and a brick-built storage shed, as well as side access. To the front, there is an enclosed garden with a large lawn area that offers excellent potential for off-road

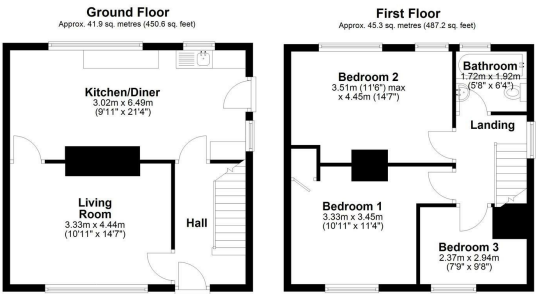
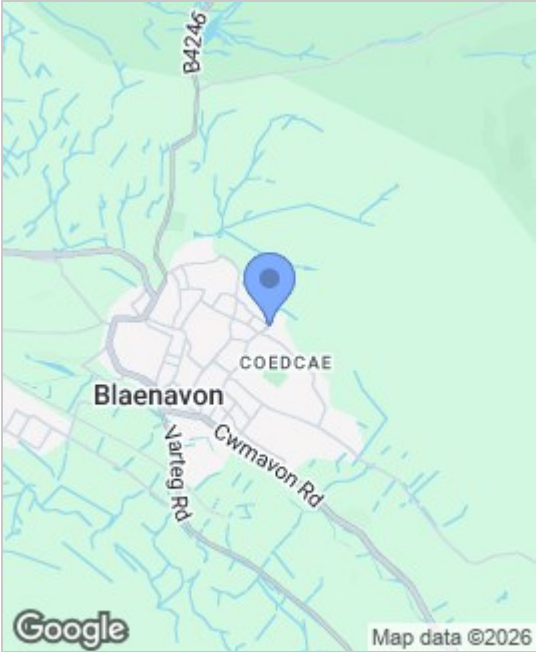
parking, subject to the necessary planning permissions.

This property offers fantastic potential in a sought-after heritage location and must be viewed to fully appreciate the opportunity on offer.

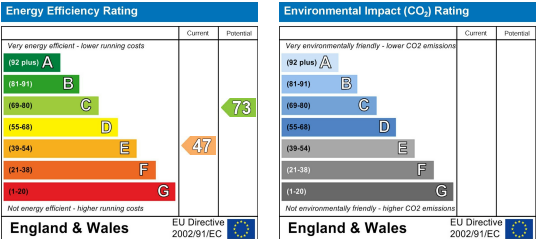
TENURE: FREEHOLD

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.



Total area: approx. 87.1 sq. metres (937.8 sq. feet)



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