



Sycamore Road
Blaenavon, Torfaen NP4 9EB

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£285,000

Sycamore Road

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Attractive, traditionally styled, modern detached house | Built in 2020 by Butler Wall Homes

Situated on the southern fringe of this popular World Heritage Town with good range of amenities

Impressive reception hall and ground floor toilet/cloakroom | Spacious Sitting room with French doors to the garden

Well equipped fitted Kitchen/Dining area | Three bedrooms with en suite facility to the master bedroom | Family bathroom

Private garden an off road parking | No onward chain

This modern traditionally styled, detached home was built by Messrs Butler wall homes in 2020 on a striking, heritage influenced, development and offers the discerning buyer a unique blend of character and contemporary design. The property boasts a thoughtfully designed layout apparent immediately as you enter from the side into a spacious hallway with ground floor toilet, a bright and airy sitting room provides a welcoming environment for both relaxing and entertaining with large French doors opening to the garden and patio. To finish the ground floor is a well-equipped kitchen and dining area with plenty of storage space and integrated appliances plus a large bay window. Upstairs are three generous bedrooms with en-suite facility and integrated wardrobes to the master bedroom plus a family bathroom. The property is neutrally decorated with LVT flooring throughout the ground floor, has dual zone heating controls and all of the windows are fitted with either blinds or shutters. Outside there is a private

driveway and separate gated access to the rear. The garden is private, enclosed and includes a small paved sitting area.

SITUATION | The property is located within the World Heritage town of Blaenavon. Translated from Welsh meaning “river source”, Blaenavon sits in an elevated position overlooking the Varteg Fawr and originally grew up around the ironworks, which is now a thriving museum. In 2000, UNESCO inscribed the Blaenavon Industrial Landscape as a World Heritage Site.

The town is home to the National Coal Museum at Big Pit, Blaenavon World Heritage Centre and the Pontypool and Blaenavon Steam Railway. The town boasts many independent shops including a Co-op convenience store, grocers and post office. It also has several public houses as well as a successful ‘state of the art’ primary school. In addition, there are many fabulous walking trails and

cycle routes which make the most of this unique post-industrial landscape.

Blaenavon is situated 5 miles from Pontypool and 7 miles from Abergavenny, both offering a comprehensive range of shopping and leisure facilities. Abergavenny boasts a wide selection of boutique style shops, restaurants, public houses and individual cafes whilst Pontypool offers a further range of high street stores, eateries and leisure activities. Both Abergavenny and Pontypool railway stations have regular services into central London via Newport, whilst road links give easy access to the motorway for Bristol, Birmingham, the South West and London.

ACCOMMODATION

The accommodation is planned over two floors as shown in brief below.

GROUND FLOOR COMPRISING:

Entrance Hallway
Toilet
Sitting Room
Kitchen/Dining Area

FIRST FLOOR

Landing
Bedroom one with fitted wardrobes
En Suite Shower Room
Bedroom two
Bedroom three
Family Bathroom

OUTSIDE

From the road a private driveway provides an off road parking facility and a separate gated entrance leads from the entrance area to the rear. The rear garden is enclosed and made private by fence/stone retaining wall boundaries and is laid principally to lawn with a small paved sitting area adjoining the patio doors of the sitting room.

GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Mains gas, electric, water and drainage are connected to the property.

Council Tax | Band E (Torfaen County Council)

EPC Rating | Band B

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number CYM842771. There are covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property.

Broadband | Full fibre broadband connection available. According to Openreach.

Mobile network | Three, EE, Vodafone indoor coverage. Limited O2 according to Ofcom.

Viewing Strictly by appointment with the Agents

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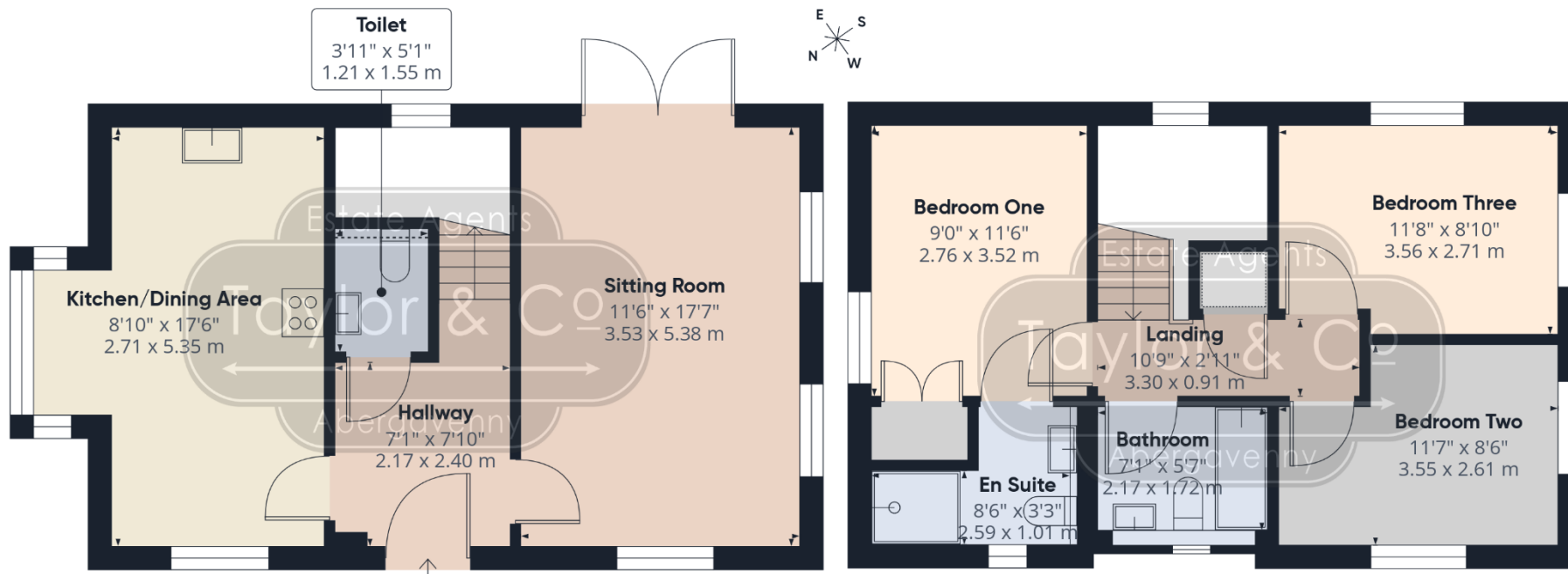


Floorplan

Estate Agents

Taylor & Co

Abergavenny



Approximate total area⁽¹⁾

940 ft²

87.5 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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