



1 George Street, Blaenavon, NP4 9EX
Guide Price £130,000

GUIDE PRICE: £130,000 - £140,000

****OFFERED FOR SALE WITH NO ONWARD CHAIN****

A fantastic opportunity to acquire this contemporary TWO BEDROOM, END TERRACE PROPERTY, situated within the sought-after World Heritage town of Blaenavon, Pontypool. Beautifully presented throughout, the property offers an impressive open plan living and dining area, providing versatile and sociable accommodation — perfect for both everyday family life and entertaining guests. The ground floor is further enhanced by a modern fitted kitchen, finished to a contemporary standard.

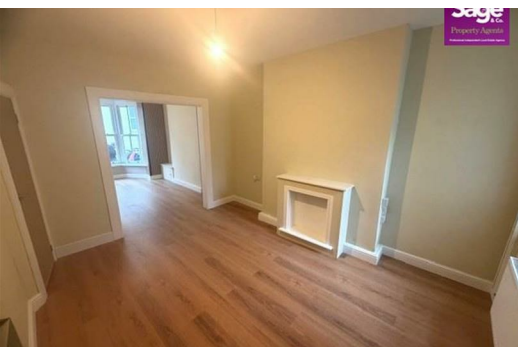
To the first floor, the home offers two well-proportioned bedrooms along with a family bathroom suite.

Ideally positioned, the property is within close proximity to local amenities, excellent transport links, and the renowned Big Pit National Coal Museum, making it an attractive option for both homeowners and investors alike.

Early viewing is highly recommended to fully appreciate what this delightful home has to offer.

EPC Rating: D

Council Tax Band: A



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

ENTRANCE HALLWAY

Access via a composite front door, open to stairs to first floor landing, twin radiator, leads to dining area.

DINING ROOM

12'8" x 12'9" (3.88 x 3.89)

Accessible from entrance hall, open plan to lounge with double glazed uPVC sash window to rear aspect, chimney breast present with fitted mantle piece, twin radiator, leads to;

LIVING ROOM

10'4" x 9'6" (3.16 x 2.90)

Bay fronted lounge to front aspect complete with double glazed uPVC sash windows. Chimney breast present and a vertical radiator. Open to;

KITCHEN

6'7" x 5'11" (2.02 x 1.82)

Modern fitted kitchen with high and low wall mounted base units, granite effect work surface complete with polycarbonate sink with drainer and matt black mixer tap over, induction hob and electric oven present, matt black circulation fan over. Complete with space for washing machine, side aspect double glazed uPVC sash window and back door.

LANDING

Open to stairs from ground floor entrance hallway, banister present with access to loft hatch, leads to;

BEDROOM ONE

12'5" x 12'3" (3.79 x 3.75)

Generous double bedroom to front aspect complete with two double glazed uPVC sash windows and twin radiator.

BEDROOM TWO

10'8" x 7'2" (3.26 x 2.19)

Double bedroom to rear aspect complete with uPVC sash window and twin radiator.

BATHROOM

7'10" x 5'11" (2.40 x 1.82)

Panelled bathroom suite with chrome over head electric shower and glass screen, low level WC, sink with matt black mixer taps over and side aspect double glazed uPVC sash windows. Airing cupboard housing gas combi boiler present.

TENURE

We are advised that this property is FREEHOLD, to be verified

Measurements and floorplans are supplied as guidance and must be considered as approximate only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

