



Station House Waunavon, Llanelly Hill

£325,000 Freehold

Detached House • Three Bedrooms • Two Reception Rooms • Kitchen • Utility Room • Bathroom • Garage & Storage Outbuilding • Stable & Tack Room • Surrounding Grounds To Include a Paddock • EPC – D, Council Tax band: E



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A detached property that dates back to the late 1800's, and was originally known as Waunavon Railway Station House. Conveniently located for access to the B4248 road between Brynmawr and Blaenavon, and the A465 Heads of the Valley Road to Abergavenny. The former train track and the old track bed now serve as a local cycle route and foot path that can be accessed from the property grounds.

The property is set within a plot of approximately half an acre and includes a paddock, a stable and tack room, a garage, and storage outbuilding. The accommodation comprises entrance porch, two reception rooms, kitchen, utility room, rear porch, bathroom, and three bedrooms. Benefits include upvc double glazing, and a combi boiler gas central heating system.

NB There is a wayleave agreement on this property.



Located at the gateway to the South Wales Valleys, within the Brecon Beacons National Park, Blaenavon boasts a landscape which is favoured by walkers and cyclists. Previously the world's major producer of iron and coal in the 19th century, today you can see the remains of the industry including Big Pit coal mine, furnaces, quarries, railway systems, ironworkers' cottages, churches, chapels, school and workmen's hall. Within the town are a small selection of shops with further facilities available in the neighbouring towns of Pontypool, Cwmbran and Abergavenny.





Approximate total areaⁿ

129.9 m²
1397 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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