



**2 Alma Street, Blaenavon, Pontypool, NP4 9QP**  
**Asking Price £125,000**

Situated within the sought-after World Heritage Site of Blaenavon, this well presented THREE BEDROOM, MID-TERRACED property offers versatile accommodation and would make an ideal first-time purchase, downsizing opportunity or investment property.

The ground floor comprises a bright and spacious open plan living/dining area, complemented by a fitted kitchen, creating a practical and welcoming living space. To the first floor are three well-proportioned bedrooms and a family bathroom.

Further benefits include an enclosed rear garden, providing a private outdoor space.

Located on Alma Street, the property enjoys close proximity to local amenities and benefits from convenient transport links to Abergavenny and Pontypool Town Centre.

Viewing is highly recommended to fully appreciate the accommodation on offer.

Council Tax Band: A  
EPC Rating: D



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA  
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Entrance

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, radiator, door to;

Dining Room

12'0" x 8'2" (3.66 x 2.50)

Living Room

8'5" x 11'5" (2.59 x 3.50)

Kitchen

10'10" x 10'3" (3.31 x 3.13)

Fitted with a range of base and eye level wall units, roll edge work surfaces over, inset stainless steel sink unit, space for gas cooker, plumbing for automatic washing machine, space for fridge/freezer, ceramic tile splashbacks, radiator, double glazed window to rear, part glazed door to rear.

First Floor

Access to loft space, built-in cupboard housing boiler, doors to;

Bedroom One

11'10" x 8'4" (3.63 x 2.55)

Double glazed window to front, radiator, built-in cupboard

Bedroom Two

8'11" x 11'8" (2.72 x 3.56)

Two double glazed windows to rear, radiator.

Bedroom Three

11'1" x 6'9" (3.40 x 2.06)

Double glazed window to front, radiator, built-in cupboard.

Bathroom

Three piece suite comprising; panelled bath with shower and screen over, pedestal wash hand basin, low level WC, towel radiator, ceramic tile splashback, electric shaver point, obscure double glazed window to rear, extractor fan.

Outside

Front - Pedestrian access to front entrance door, side access to rear garden

Rear - Enclosed rear garden mainly laid to patio with the remainder laid to gravel, storage shed.

Tenure

We have been advised the property is Leasehold

