



Forgeside

Blaenavon, Pontypool NP4 9DJ

Estate Agents

Taylor & Co

Abergavenny

Asking Price

£150,000

# Forgeside

Blaenavon, Pontypool, Torfaen NP4 9DJ

Three bedroomed mid-terraced family home with westerly gardens and off road parking  
Dual aspect open plan lounge / diner with impressive brick chimney breast | Modern kitchen  
Contemporary white bathroom suite with fitted bathroom furniture

Hillside views | Rear courtyard | No connected chain | Great first time buy, second stepper or investment purchase

**This three bedroomed mid-terrace family home is offered to the market with an exemplary presentation and the benefit of no connected chain. Refurbished to a high standard with a modern kitchen and a white bathroom suite, this family home is neutrally decorated throughout with complementary floor coverings and an impressive, exposed brick chimney breast in the dual aspect reception space. Outside, the property enjoys off road parking and has a long westerly garden opposite the front of the house, in addition to a courtyard at the rear. A new boiler and electrical re-wiring have both been installed within the last 4 years, which together with fitted smoke alarms and carbon monoxide detectors make this an ideal home to move into immediately or equally, make it suitable for investment buyers seeking a rental purchase too.**

**SITUATION** | This mid-terrace property is in the World Heritage town of Blaenavon. 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. This World Heritage 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 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

**ENTRANCE LOBBY** | Composite double glazed entrance door, wood style flooring. An oak panelled door opens into:

**DUAL ASPECT OPEN PLAN LOUNGE / DINER** | This generously proportioned dual aspect room has double glazed windows to the front and rear aspects and features a substantial decorative brick chimney breast with arched alcove to the side and a slate hearth, wood style flooring, two radiators, staircase to the first floor, inbuilt cupboard housing electricity consumer unit. Door opening to:

**KITCHEN** | Fitted with a range of cabinets in a flush door finish with brushed chrome door furniture, contrasting wood style laminate worktops with tiled splashbacks, inset sink unit, inset four ring electric hob with extractor hood above and single oven beneath, space for washing machine and fridge/freezer, vertical radiator, ceiling spotlights, wood style flooring.

**REAR LOBBY** | Double glazed door to the rear garden.

**GROUND FLOOR BATHROOM** | Fitted with a white bathroom suite to include a panelled bath with overhead shower and glass shower screen, vanity wash hand basin with illuminated mirror above, lavatory in fitted bathroom furniture, frosted double glazed window, radiator, extractor fan, continued wood style flooring, oak panelled door.

## **FIRST FLOOR**

**LANDING** | Loft access.

**BEDROOM ONE** | Double glazed window to the rear aspect, radiator, airing cupboard housing a Baxi boiler with shelving, oak panelled door.

**BEDROOM TWO** | Double glazed window to the front aspect, radiator, oak panelled door.

**BEDROOM THREE** | Double glazed window to the front aspect with views towards the Big Pit hillside, radiator, oak panelled door.

## **OUTSIDE**

**FRONT GARDEN** | Pavement fronted, the garden is situated directly opposite the property with a hardstanding providing off road parking for 2/3 vehicles. Beyond which lies a long lawned garden with a westerly aspect. Space for a garden shed.

**REAR COURTYARD GARDEN** | This family home has a courtyard garden to the rear which is paved with a pedestrian gate to the rear providing access to Griffiths Court. Outside water tap.

## **GARDEN**



## **GENERAL**

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

**Reference** AB516

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

**Council Tax** | Band A (Torfaen Borough Council)

**EPC Rating** | Band D

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

**Covenants** | The property is registered with HMLR, Title Number WA753785. There are no restrictive covenants associated with the property.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property. The property was originally a two bedroomed house and the vendor has divided the principal bedroom into two rooms. The lounge / diner was two rooms which have been opened into one space. Buyer note: building regulations approval was not obtained for the wall removal, but evidence of the work is available for inspection.

**Broadband** | Fibre to the cabinet and copper wire connections are available according to Openreach.

**Mobile network** | Three, EE, Vodafone provide indoor coverage in this area.

**Viewing Strictly by appointment with the Agents**

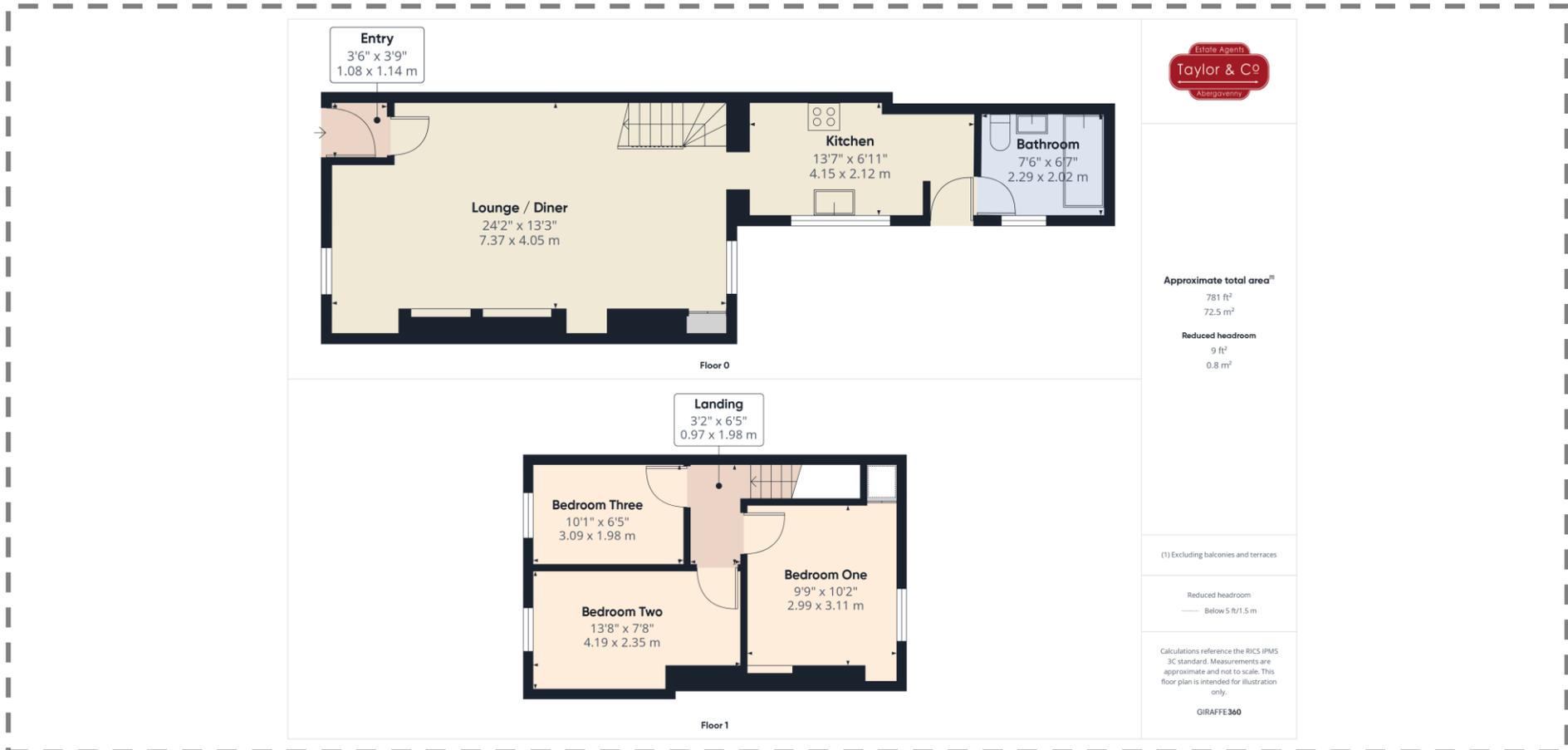
**T** 01873 564424

**E** abergavenny@taylorandcoproperty.co.uk





# Floorplan



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