



**11 Upper Garn Terrace, Pontypool, NP4 9SG**

**Guide price £200,000**

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# 11 Upper Garn Terrace Pontypool, NP4 9SG



\*\*\*GUIDE PRICE £200,000-£220,000\*\*\* This well-presented terraced house in Blaenavon, offers a delightful opportunity for both first-time buyers and those looking to downsize. The property features two inviting bedrooms, providing ample space for relaxation and rest. The reception room is a perfect setting for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is the stunning views that can be enjoyed from various vantage points, allowing you to appreciate the natural beauty of the surrounding landscape. The property is also offered with no chain, making the purchasing process straightforward and hassle-free.

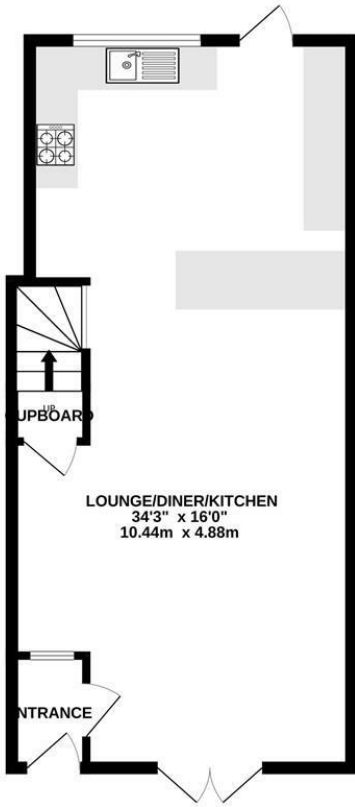
With its appealing presentation and desirable location, this property is a must-see for anyone seeking a new home in Blaenavon. Don't miss the chance to make this charming house your own.

- WELL PRESENTED TERRACED PROPERTY
- OPEN PLAN LOUNGE/DINER/KITCHEN
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- LOFT ROOM
- AMPLE PARKING
- BEAUTIFUL VIEWS
- NO CHAIN

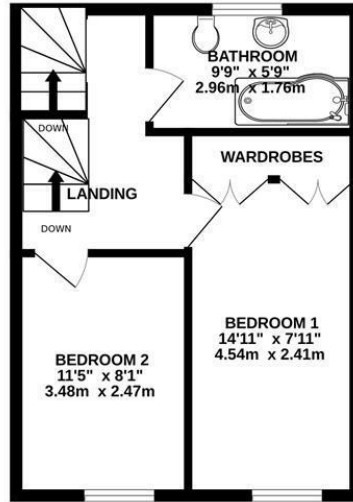




GROUND FLOOR  
539 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



2ND FLOOR  
182 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewing

Please contact our One2One Estate Agents Torfaen Office on 01633 495 699 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		