



# Sage & Co.

## Property Agents

**SAGE & CO.**  
Property Agents  
Professional Independent Local Estate Agency



**69 King Street, Blaenavon, Pontypool, Gwent NP4 9QQ**

**£170,000**

NO UPPER CHAIN Nestled in the charming area of KING STREET, BLAENAVON, this delightful MID-TERRACED family home presents an excellent opportunity for FIRST-TIME BUYERS. The property boasts a GENEROUS FAMILY LOUNGE, enhanced by elegant French doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Additionally, the SEPARATE STUDY AREA provides a perfect space for work or relaxation. The OPEN PLAN KITCHEN AND DINING AREA, complemented by a MODERN FITTED KITCHEN, offers a welcoming environment for family gatherings and entertaining guests. The first floor features TWO SPACIOUS DOUBLE BEDROOMS and a COSY SINGLE BEDROOM, making it ideal for families of all sizes. The FAMILY BATHROOM suite on this level is well-appointed, ensuring convenience for all residents. This property is offered with NO ONWARD CHAIN, allowing for a smooth transition into your new home. Located in the historic town of BLAENAVON, you will find yourself near a renowned heritage site, surrounded by the natural beauty of the valleys. This home not only provides comfortable living but also places you within reach of the rich culture and history that the area has to offer. In summary, this THREE-BEDROOM TERRACEDHOUSE is a perfect blend of modern living and historical charm, making it an ideal choice for those looking to settle in a vibrant community. Council tax band B, EPC rating D



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## Entrance

Front entrance door to;

## Open Plan Kitchen/ Diner

### Kitchen

7'2" x 11'6" (2.19 x 3.53)

Open plan room; fitted with base and eye level units, work surfaces, inset one and a half bowl stainless steel sink unit with drainer and mixer tap, inset gas hob, electric oven with stainless steel extractor fan over, double glazed windows to front and rear, stairs to first floor, radiator and archway through to;

### Dining Area

12'6" x 11'6" (3.82 x 3.52)

Open plan room; fitted with base and eye level units, work surfaces, inset one and a half bowl stainless steel sink unit with drainer and mixer tap, inset gas hob, electric oven with stainless steel extractor fan over, double glazed windows to front and rear, stairs to first floor, radiator and archway through to;

### Living Room

12'2" x 11'6" (3.73 x 3.51)

Double glazed window to front, gas fireplace, open to sitting room area radiator, feature beams to ceiling

### Sitting Room

7'1" x 12'7" (2.17 x 3.84)

French doors to rear garden, radiator, feature beams to ceiling.

### First Floor

Airing cupboard housing gas combi boiler, doors to;

### Bedroom One

11'1" x 14'6" (3.39 x 4.43)

Two double glazed windows to front aspect, radiator, loft hatch, recess storage.

### Bedroom Two

12'5" x 11'8" (3.80 x 3.57)

Double glazed window to front aspect, radiator.

### Bedroom Three

8'10" x 12'9" (2.70 x 3.90)

'L' shaped room. Double glazed window to rear, radiator.

### Bathroom

7'5" x 9'7" max (2.27 x 2.93 max)

Bath with over head shower, complete with low level W/C and sink with mixer taps over, radiator. obscure double glazed window to rear.

### Outside

Front: Gated access from public pathway. Separated lawned areas with concrete path to front door. Shrubs and wooden fencing to boundaries.

Rear: Patio area split over two tiers. Wooden fencing to side boundaries with shrubbery to rear.

## Tenure

We have been advised the property is Freehold, to be verified.

