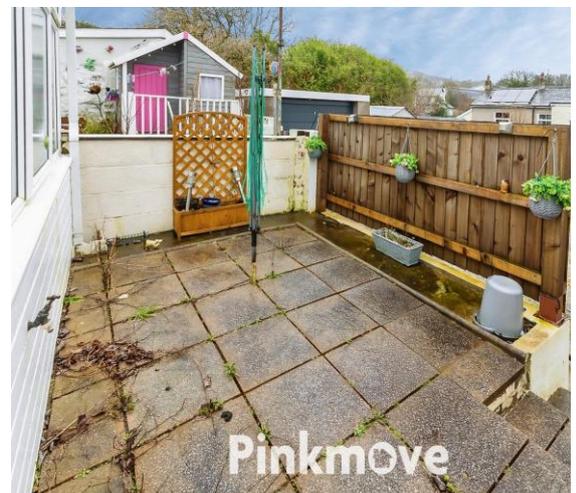




## Upper Hill Street

£130,000

- Two Bedrooms
- Conservatory
- Utility Room
- Family Bathroom
- Spacious Lounge
- Rear Patio Garden
- Close to Local Shops, Schools and Transport Links
- EPC Rating: Awaited



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## About the property

This two-bedroom terraced home on Upper Hill Street, Blaenavon, presents a fantastic opportunity for anyone seeking a property they can truly personalise. Offering a genuine blank canvas, it's perfect for buyers looking to put their own stamp on a well-located and well-proportioned home.

The ground floor features a spacious lounge that leads seamlessly into the kitchen/diner, creating an ideal layout for both everyday living and entertaining. From the kitchen, you'll find access to the family bathroom and a separate utility room, which opens into a rear conservatory. This additional space overlooks the small patio garden, offering a low-maintenance outdoor area to enjoy.

Upstairs, the property provides two comfortable double bedrooms offering plenty of scope for customisation.

Situated close to Blaenavon's historic town centre, the home is within easy reach of local shops, cafés and everyday conveniences. Blaenavon Heritage VC Primary School is nearby, with secondary schooling available in surrounding towns. Reliable transport links include regular bus services to Pontypool and Abergavenny, along with accessible road connections for commuting.

With its potential, layout and convenient location, this property is an ideal choice for buyers ready to create a home tailored to their own tastes.





## Accommodation

### Lounge

21' 4" x 12' 9" ( 6.50m x 3.89m )

### Kitchen

10' 8" x 13' ( 3.25m x 3.96m )

### Bathroom

9' 7" x 7' 9" ( 2.92m x 2.36m )

### Utility

9' 7" x 4' 10" ( 2.92m x 1.47m )

### Conservatory

5' 1" x 14' 1" ( 1.55m x 4.29m )

### Bedroom 1

10' 8" x 12' 3" ( 3.25m x 3.73m )

Max Measurements

### Bedroom 2

10' 9" x 10' 2" ( 3.28m x 3.10m )

## Floorplan



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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