



2 Clarence Street, Brynmawr, Gwent, NP23 4EH

Offers In The Region Of £265,000

- ATTRACTIVE SEMI DETACHED PERIOD HOUSE
- MUCH REFURBISHED YET MAINTAINING MANY ORIGINAL FEATURES
- 4 BEDROOMS AND BATHROOM
- DETACHED GARAGE/WORKSHOP
- COUNCIL TAX BAND B
- CONVENIENT LOCATION IN PEACEFUL AREA
- 2 LARGE RECEPTION ROOM AND FITTED KITCHEN
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- SPACIOUS LEVEL LAWNED GARDEN AND PARKING AREA

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A rare opportunity to acquire a beautifully presented semi-detached period residence, enjoying a convenient position within a quiet and well-established residential area, set in generous grounds with the added benefit of a detached garage/workshop.

Dating back to the 1840s, this charming home has been thoughtfully and sympathetically refurbished, successfully marrying character features with modern-day living to create a highly versatile and stylish family home.

The well-proportioned accommodation briefly comprises an entrance porch leading into a striking open-plan kitchen/dining room, superbly appointed with a comprehensive range of fitted units, generous worktop space and excellent storage—ideal for both everyday living and entertaining. The lounge offers a warm and inviting atmosphere, centred around an attractive feature fireplace with inset multi-fuel stove.

To the first floor, the property offers three spacious double bedrooms together with a further single bedroom, perfectly suited as a nursery, home office or dressing room. The family bathroom is well-appointed and features a luxurious whirlpool bath, providing a relaxing retreat.

Further benefits include gas central heating and recently installed uPVC double-glazed windows, enhancing comfort and energy efficiency.

Externally, the property continues to impress. A substantial driveway leads to a large parking courtyard, offering ample off-road parking. The enclosed lawned garden is complemented by a generous decked patio area, creating an ideal space for al fresco dining and outdoor entertaining.

This is a home of real character and appeal, offering space, flexibility and charm in equal measure. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

4 1 2 D

Council Tax Band: B



ENTRANCE PORCH

11'9" x 3'6"

Radiator

KITCHEN AREA



15'11" x 9'6"

Single drainer stainless steel sink unit with mixer tap. Plumbed for automatic washing machine and dishwasher. Extractor hood. Fitted base and wall cupboards with ample work surface. Access to under stair cupboard. Ceramic tiled floor. Radiator.

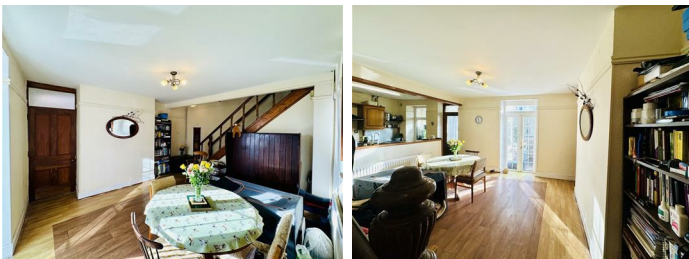
DINING AREA



15'10" x 12'4"

Attractive staircase to first floor. French doors to front elevation. Oak effect floor. Radiator

ANOTHER ROOM ASPECT



LOUNGE



15'9" x 13'11"

Multi fuel stove set in feature fireplace on stone hearth. Wood effect floor. 2 Radiators.

ANOTHER ROOM ASPECT



FIRST FLOOR

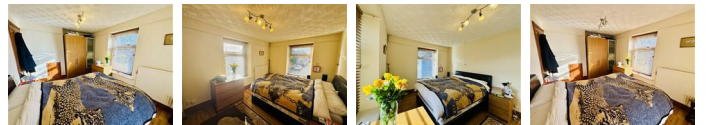
LANDING



17'2" x 5'8"

Attractive balustrade

BEDROOM



13'11" x 9'10"

Wood effect floor. Radiator

BEDROOM

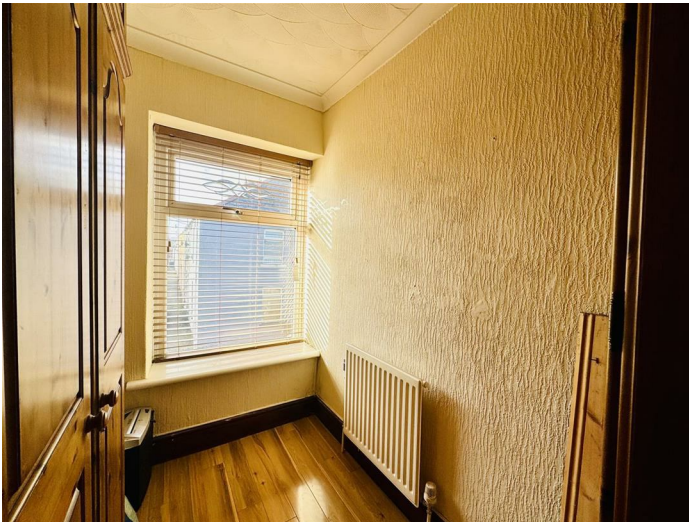


12'9" x 9'8"
Wood effect floor. Radiator

BEDROOM

10'0" x 9'5"
Pedestal hand basin. Wood effect floor. Ariston wall mounted gas boiler which serves the heating requirements. Radiator

BEDROOM



9'6" x 5'9"
Storage recess. Wood effect floor.

BATHROOM



6'5" x 5'6"
Corner panelled whirlpool bath with shower above and glazed surround. Pedestal hand basin. Low level WC. Ceiling skylight. Fully tiled walls. Tiled floor. Heated towel rail.

OUTSIDE

The property is approached via a gated driveway from Clarence Street which leads to the front of the house and onward to the garage and garden area.

DETACHED GARAGE/WORKSHOP



GARDEN



An attractive garden area with spacious lawn around which there are well established herbaceous borders together with a patio area that provides a wonderful outdoor living area.

SERVICES



We are advised that the property is connected to all mains service

COUNCIL TAX

We are advised that the properties are both in Bsnd B

TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

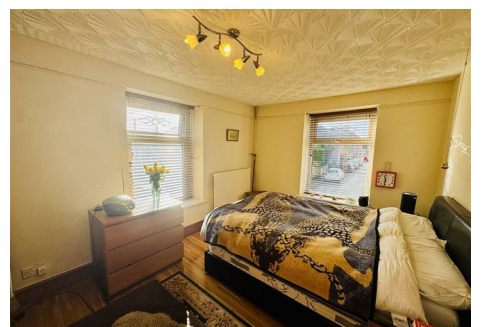
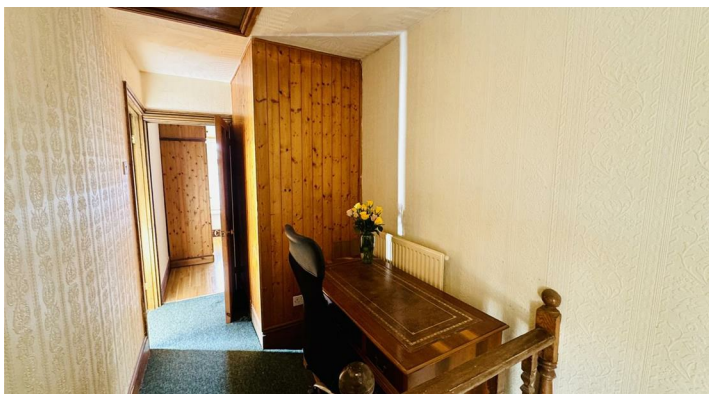
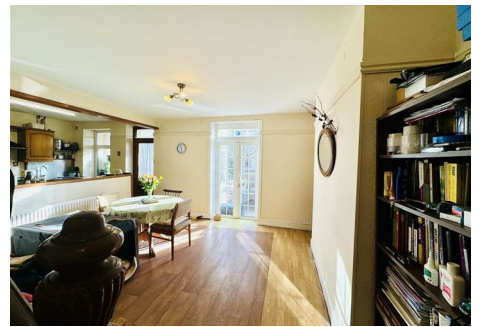
By appointment with Morgan Carpenter 01558 821269

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OUT OF OFFICE HOURS

Jonathan Morgan 07989 w96883





Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 