

**17 New James Street, Blaenavon, NP4 9JU.**  
Two Bedroom Mid Terrace Property.

Guide Price of  
**£159,950**



# 17 New James Street, Blaenavon, NP4 9JU.

## Overview

- Bay Fronted Terraced House
- Two Double Bedrooms
- Forecourt Frontage
- First Floor Bathroom
- Gas Central Heating & Combi Boiler
- Upvc Double Glazing
- Spacious Starter Home
- Enclosed Rear Garden and Mountain Views



A spacious two bedroomed property situated in the World Heritage town of Blaenavon .

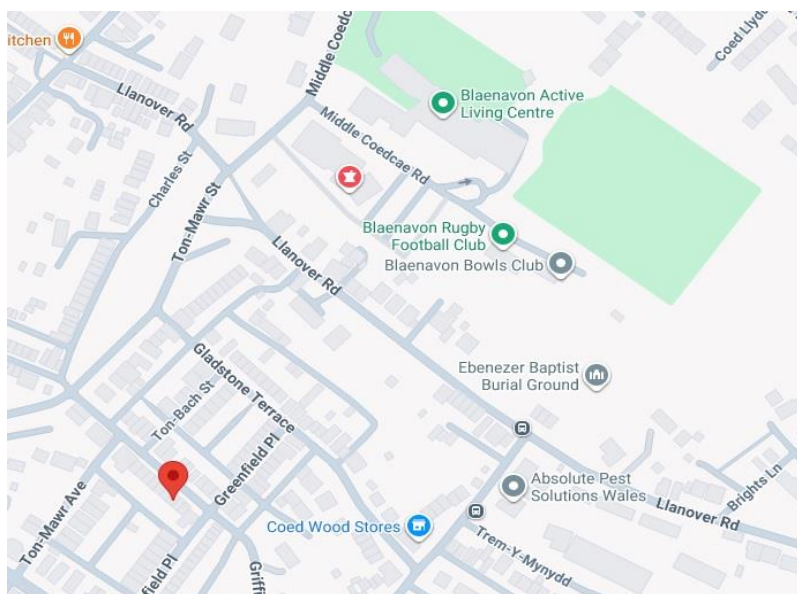


Located close to the heart of the Heritage town of Blaenavon, this Two Double Bedroomed Bay Fronted Terraced House offers spacious accommodation over two floors that comprises: Entrance Hall with staircase to first floor, generous open plan Lounge/Diner, Fitted Kitchen with integrated oven and hob, the aforementioned bedrooms and Bathroom to the first floor. This home benefits from Gas Central Heating via a combination boiler and Upvc Double Glazing.



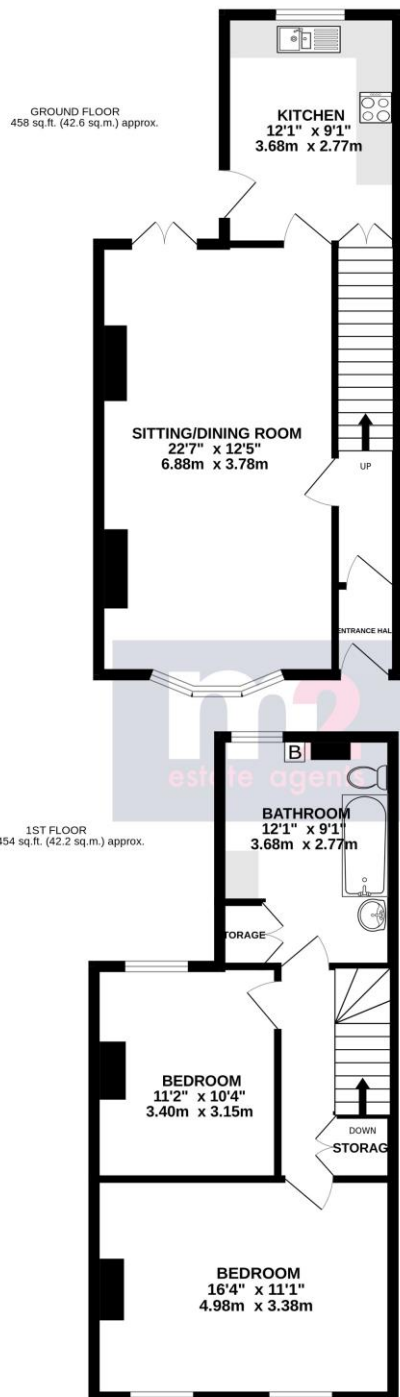


To the outside of the property there is a forecourt frontage and at the rear an enclosed flat paved garden which enjoys mountain views. There is also access from this area to a basement store room. This would be a perfect home for a young family or those searching for a first time purchase.



## Location

Blaenavon town itself has World Heritage status and has many places to visit including the Big Pit Museum and Blaenavon Ironworks. The town also benefits a local primary school. The property has great links to all major road links and within easy access of Abergavenny, Pontypool and Brynmawr.



**TOTAL FLOOR AREA : 912 sq.ft. (84.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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