



**21 Elgam Avenue, Blaenavon, Pontypool.
NP4 9QY
£249,000
Tenure Freehold**

- END TERRACE PROPERTY
- THREE BEDROOMS
- DRIVEWAY PROVIDING PARKING
- UTILITY ROOM
- RENOVATED THROUGHOUT
- NO ONWARD CHAIN
- GENEROUS CORNER PLOT
- EN SUITE SHOWER ROOM

This beautifully presented, modernised three- bedroom end of terrace family home is set on a generous corner plot, offering spacious living throughout with panoramic mountain views. The property features entrance hall leading to a bright sitting room with double aspect windows, a feature fireplace, and French doors opening onto the garden. The kitchen/dining room, also with double aspect windows, connects to a handy utility room and downstairs WC. Upstairs, the generous master bedroom boasts an en-suite shower room, accompanied by two additional bedrooms and a stylish family bathroom with a freestanding bath. Outside, a gated driveway offers parking for two vehicles, while the rear garden offers multiple seating areas, attractive flowerbeds, and a large shed (3x4m).

Situated in the historic town of Blaenavon, with World Heritage status and nearby primary school, this home benefits from all good road links. With Abergavenny, Cwmbran and Pontypool easily accessible.

Sold with no onward Chain.

We highly recommend early viewing to fully appreciate this property.

Services:

Mains gas, electricity, water and drainage.

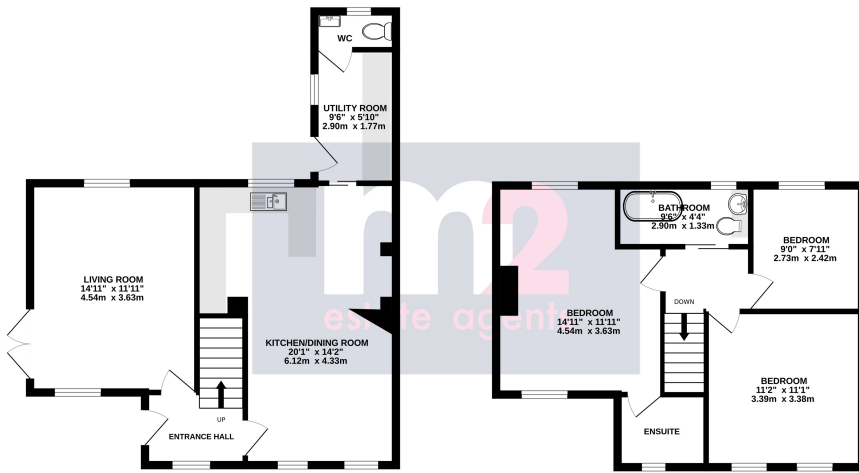
Council Tax Band:

B



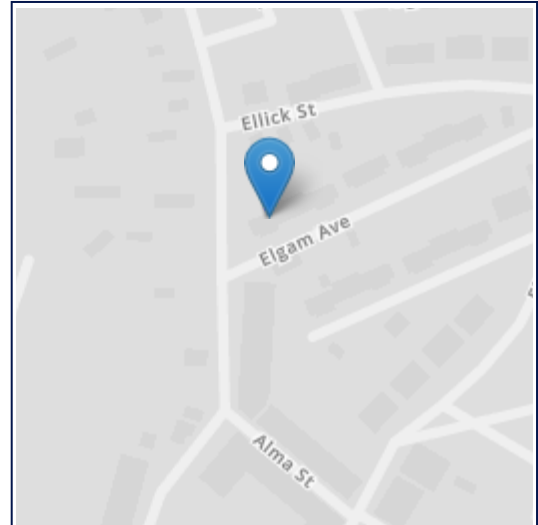
GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.

1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		84
(69-80)		
C		
(55-68)		
D		70
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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