



**36 Cosy Cottage, Phillips Street, Blaenavon,  
Pontypool. NP4 9QJ  
£139,950  
Tenure Leasehold**

- 2 BEDROOMS & ATTIC ROOM
- THREE STOREY ACCOMMODATION
- BALCONY OVERLOOKING REAR
- GAS CENTRAL HEATING & DOUBLE GLAZING
- VIEWS TO THE REAR
- NO ONWARD CHAIN
- REAR COTTAGE GARDEN
- IDEAL FIRST PURCHASE

"Cosy Cottage" is an excellent size mid terrace home set over three floors and is well presented throughout. The accommodation offers an open plan lounge/diner at ground floor level, a basement kitchen allowing access out to a delightful lawned cottage garden via French doors, Two bedrooms and bathroom at first floor level and the addition of a good size converted attic room with velux windows. The home benefits from gas central heating, double glazing and is offered with no onward chain. Viewing Recommended.

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.

Services:

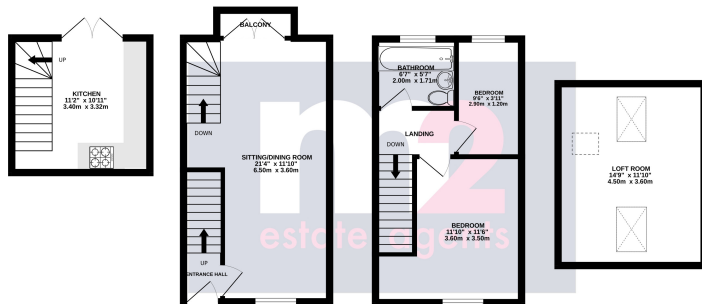
Mains Gas, electricity, water and drainage.

Council Tax Band:

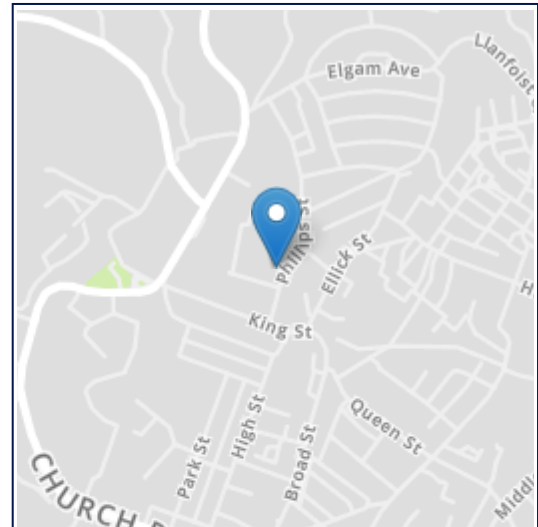
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BASEMENT GROUND FLOOR 1ST FLOOR 2ND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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	82
(69-80)	C	
(55-68)	D	
(39-54)	E	54
(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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