



27 Curwood, Blaenavon, Pontypool. NP4 9BL
£169,950
Tenure Freehold (to be confirmed)

- MID TERRACED PROPERTY
- BEAUTIFULLY PRESENTED THROUGHOUT
- KITCHEN / DINING ROOM
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- RESIDENTS CARPARK

This is a rare opportunity to purchase an Immaculately Presented Three Bedrooomed Mid-Link house located at the lower end of Blaenavon town in a small secluded development of similar housing. This property has been lovingly updated throughout by the current owners and offers good size family accommodation comprising: Entrance Hall, Ground Floor W/C, Lounge, Kitchen/Diner, Three Bedrooms and Bathroom to the first floor. The home benefits from Gas Central Heating via a Combination Boiler and Upvc Double Glazing. Externally the property benefits from an enclosed forecourt, and a delightful enclosed rear garden overlooking woodland and stream. Offered with vacant possession we highly recommend early interest in this beautiful home.

Services:

Mains Gas, electricity, water and drainage.

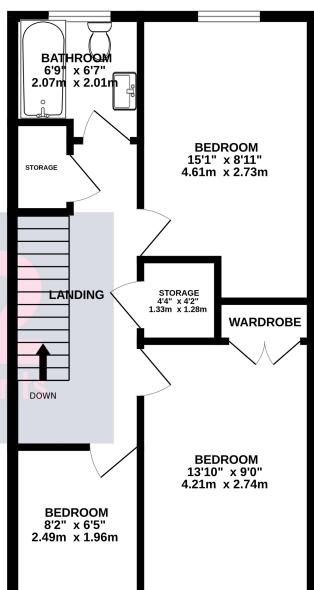
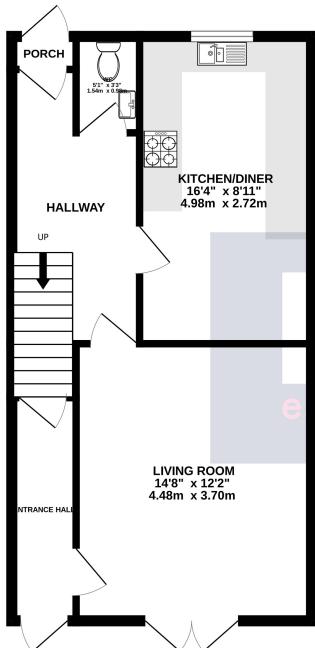
Council Tax Band:

Band B.

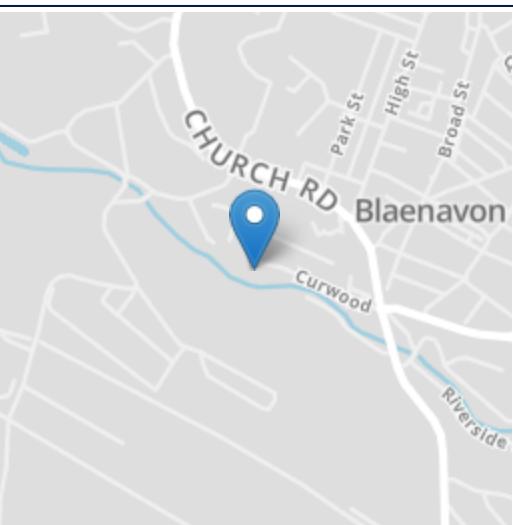


GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.

1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of these floor plans, 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 dimensions shown are not to scale and have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrix 62024.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	89
(81-91)	B	
(69-80)	C	75
(55-68)	D	
(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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.