



**Shailie, Upper Hill Street, Blaenavon,  
Pontypool. NP4 9NN  
£450,000  
Tenure Freehold**

- **DETACHED FAMILY HOME**
- **SPACIOUS CORNER PLOT**
- **DOUBLE GARAGE**
- **BALCONY WITH VIEWS OF MOUNTAINS**
- **FOUR DOUBLE BEDROOMS**
- **MASTER EN-SUITE**
- **PARKING FOR MULTIPLE VEHICLES**
- **UTILITY AND GROUND FLOOR W/C**

Built in 1989 by the properties current owners and situated on a spacious corner plot on a private road. This impressive four double bedroom detached family home comprises, entrance porch leading to a spacious entrance hall leading off to a 30ft living room with two sets of patio doors leading to both the rear garden and side garden and a large window to the front elevation. A formal dining room with window to front elevation. A well fitted kitchen / breakfast room with a variety of wall and base units, a door leading from the kitchen to a utility room which leads to a ground floor WC and internal access to the the double garage which benefits from having electricity already connected.

To the first floor a large landing leading to four generous bedrooms, one with an en-suite shower room and another with a balcony with views of the surrounding mountains, either could be used as the master bedroom, two further double bedrooms and a four piece family bathroom which includes a corner bath and separate shower.

The gardens are primarily lawned to the side, front and back of the property with both concrete and decked seating areas. To the front, a front lawned garden with parking for multiple vehicles. (Potential for a building plot at one side subject to necessary planning consents, the property has previously had outline planning granted). The property benefits from views of the mountains and town.

The property as access via a private lane off of Upper hill street, viewing is highly recommended to fully appreciate.

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 Brynmanr.

Services:

Mains Gas, electricity, water and drainage.

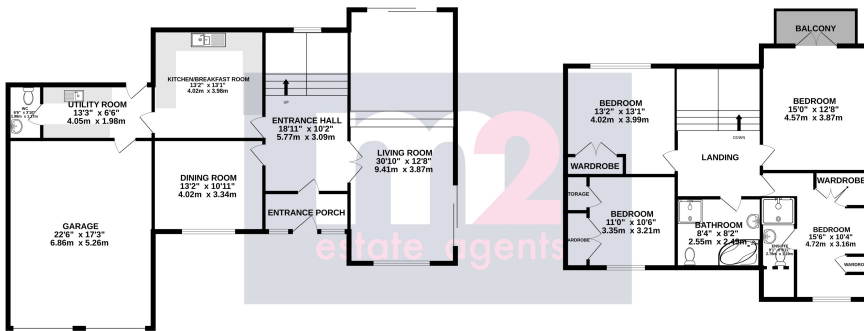
**Council Tax Band:**

Band E - to be confirmed

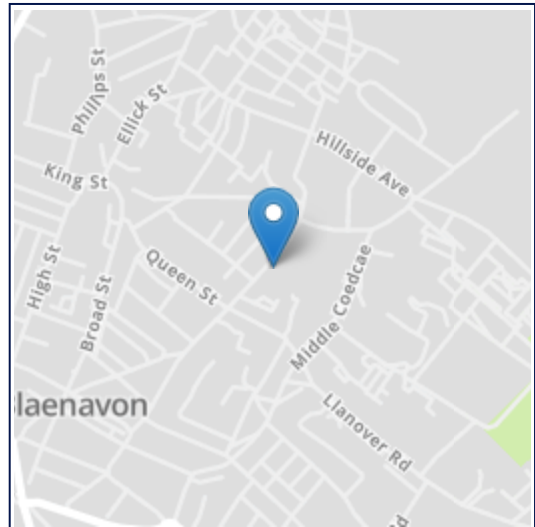


GROUND FLOOR  
1446 sq.ft. (134.4 sq.m.) approx.

1ST FLOOR  
944 sq.ft. (87.7 sq.m.) approx.



TOTAL FLOOR AREA: 2391 sq.ft. (222.1 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 symbols, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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