



**The Lodge, The Park, Blaenavon, Pontypool.**

**NP4 9AQ**

**£335,000**

**Tenure Freehold**

- **DETACHED COTTAGE**
- **KITCHEN / BREAKFAST ROOM**
- **UTILITY / OFFICE ROOM**
- **BEAUTIFULLY PRESENTED THROUGHOUT**
- **TWO DOUBLE BEDROOMS**
- **UPDATED BY CURRENT OWNERS**
- **LOW MAINTENANCE GARDEN**
- **GROUND FLOOR W/C & FIRST FLOOR FAMILY BATHROOM**



Located in a stunning semi rural location within easy reach of Blaenavon town centre, this beautifully presented detached cottage which has been updated by the current owners comprises, entrance porch leading to large living / dining room with feature fireplace and feature stone walls. Kitchen / breakfast room, a utility / office room. Ground floor WC leading to a small snug room with Velux window. To the first floor a spacious landing leads to two double bedrooms and four piece family bathroom. To the outside an easy maintenance garden with decking and slate chippings. A further seating area with shed. The property benefits from having parking for multiple vehicles.

The property has an ideal location offering easy access to Blaenavon Primary School and local town centre, the town itself has World Heritage status and has many places to visit including the Big Pit Museum and Blaenavon Ironworks. The property has great links to all major road links and within easy access of Abergavenny.

View is highly recommended to fully appreciate.

Services:

Mains drainage, water, electricity and gas.

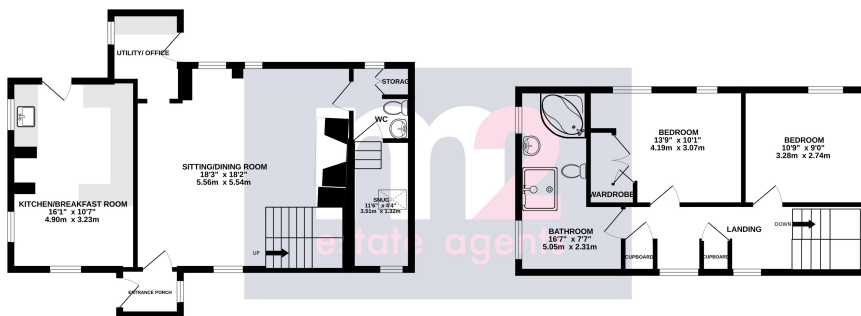
Council Tax Band:

E



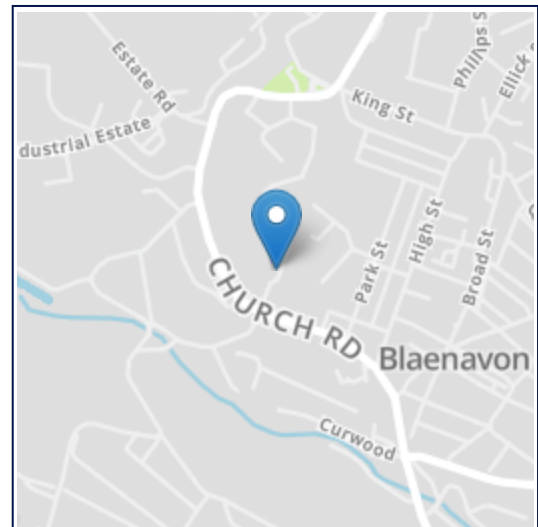
GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.

1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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	
(69-80)	C	
(55-68)	D	
(39-54)	E	82
(21-38)	F	56
(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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