



**Glade Bungalow, Cwmavon Road,  
Blaenavon, Pontypool. NP4 9LE  
£550,000  
Tenure Freehold**

- **DETACHED BUNGALOW**
- **APPROXIMATELY THREE ACRES**
- **THREE BEDROOMS**
- **WOODLANDS AND PADDOCK AREAS**
- **MASTER BEDROOM WITH DRESSING AREA AND EN-SUITE**
- **CAR PORT AND GARAGE**
- **PARKING FOR SEVERAL VEHICLES**
- **BEAUTIFUL GARDENS**

Situated on the fringe of Blaenavon, a heritage town and is nestled in a picturesque woodland setting. Designed and built by the current owners in 1995, the property occupies approximately three acres including garden, woodland and paddock area. The property has an ideal location offering easy access to Blaenavon town centre and primary school, the Big Pit Museum and Blaenavon Iron Works. The property has good access to all road links and with easy reach of the market town of Abergavenny.

The detached property comprises; Entrance hallway leading off to a modern fitted kitchen with a range of base units, eye level double oven and integral gas hob. A light and airy living / dining room with French doors leading to a patio area. A further reception room with French doors to side elevation and separate utility room. There is three bedrooms. The master bedroom has a dressing area and en-suite shower room. A further double bedroom with built in storage and a third single bedroom. A recently refurbished three piece shower room providing walk in shower, vanity wash hand basin and WC.

Approached via a gated private driveway leading to parking for several vehicles, carport and garage. The property sits in approximately three acres. There is paved patio adjacent the property providing seating with steps leading to the woodland area. To the side of the property are the formal gardens with a variety of shrubs and trees and vegetable plot with greenhouse / potting shed. A detached garage with ride on mower to remain is accessed via a footpath. The woodland has a number of hedged pathways created by current owner leading around the grounds and leading to the paddock, which enclosed with hedging and fencing with stable. A further small area of land access through five bar gate with public access through. The grounds and woodland areas have been immaculately kept and needing to be viewed to fully appreciate.

Services:

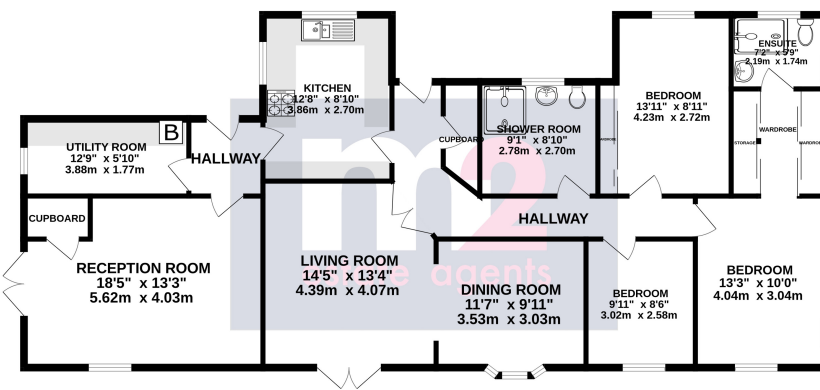
Mains Electric, Gas, water and drainage

Council Tax Band:

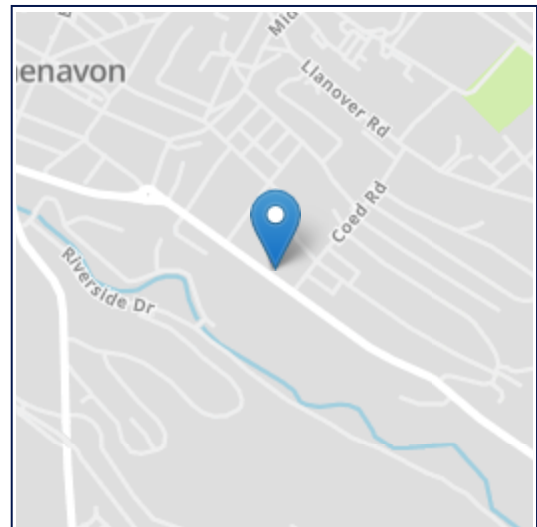
Band D



### GROUND FLOOR



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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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, 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.