



**61 Broad Street, Blaenavon, Pontypool. NP4
9NH
£110,000
Tenure Leasehold**

- FULLY REFURBISHED THROUGHOUT
- THREE BEDROOMS
- GAS CENTRAL HEATING & DOUBLE GLAZING
- NEW KITCHEN & BATHROOM
- ENCLOSED REAR GARDEN
- VACANT POSSESSION

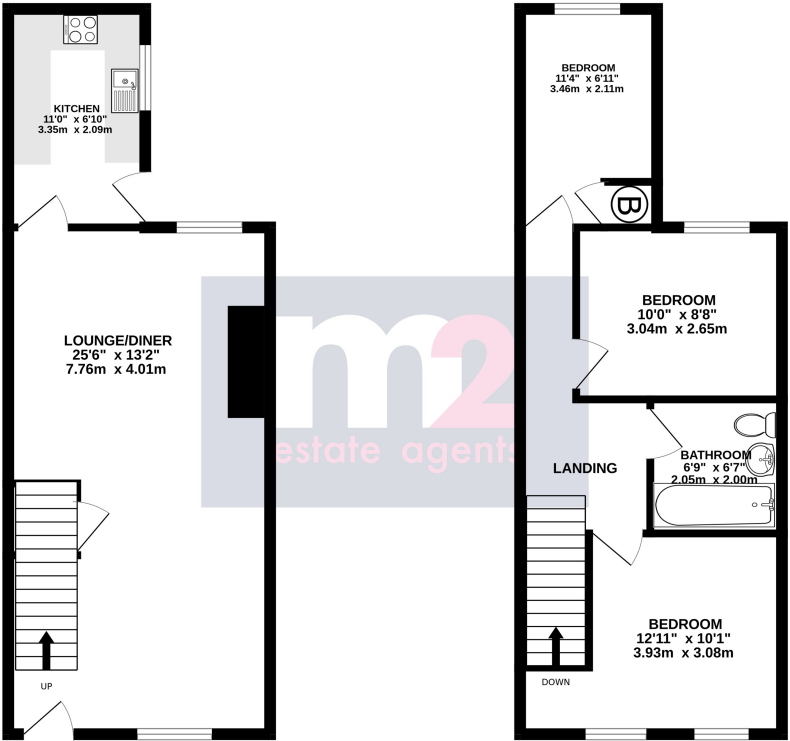
Excellent Opportunity for a First Time Buyer, this fully renovated and well presented Three Bedroomed Mid Terrace House, located in the heart of the Blaenavon Heritage site offers accommodation comprising: Open Plan Lounge/Diner, New Fitted Kitchen with Oven/Hob/Extractor Fan, Integrated Fridge/Freezer. Three Bedrooms and a newly fitted Bathroom to the first floor. The home benefits from a new Gas Central Heating system with combination boiler, Upvc Double Glazing, and the added benefit of a ceiling sprinkler system. To the outside there is an enclosed rear garden laid to Cotswold stone, and at the front there is on road parking with the added benefit of a public carpark opposite. We are advised that this is a Leasehold property with an absent landlord. No Ground Rent is payable and there are 900yrs plus remaining on the lease. Offered with Vacant Possession. Must be Viewed! 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, Pontypool and Brynmawr. We are advised that the lease of 999yrs commenced on July 1st 1875, with a ground rent payable at £15 p.a. Currently it comes under a vacant landlord situation so no ground rent is payable. 850 yrs remain on the current lease.

Services:
Mains Gas, Electricity and Drainage.
Council Tax Band:
Band B

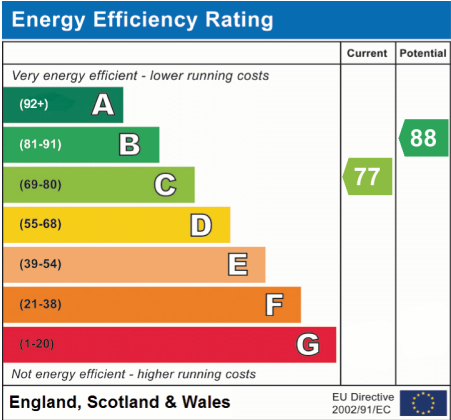
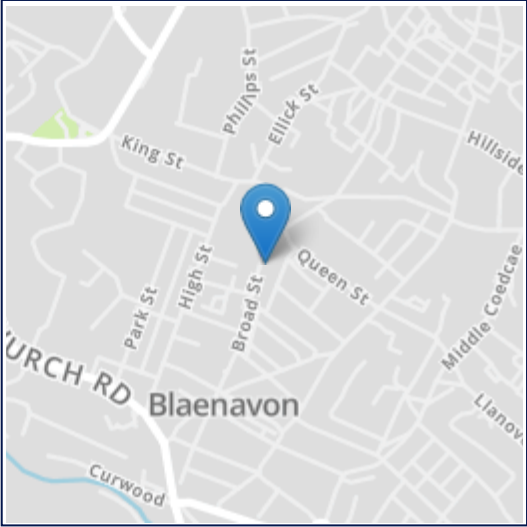


GROUND FLOOR

1ST 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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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.

I/We acknowledge that I/we have read and understand your terms
letter and that these property (61 Broad Street, Pontypool, NP4
9NH) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____