



2 Llanfoist Crescent, Blaenavon, Pontypool.

NP4 9PH

£149,950

Tenure Freehold

- **MID LINK HOUSE**
- **THREE BEDROOMS**
- **IDEAL FIRST PURCHASE**
- **FULLY FITTED MODERN KITCHEN**
- **GARDENS TO FRONT & REAR**
- **GCH & DOUBLE GLAZING**

Well maintained a three bedroom mid-terraced house in an off road location offering good size family accommodation comprising: Entrance Porch, Lounge, Fully Fitted Kitchen/Diner, Three Bedrooms and Bathroom to the first floor. The property is complimented by gas central heating and upvc double glazing throughout. On the outside there are gardens to the front and rear alongside pedestrian lane access. This would be a perfect purchase for a first time buyer!

The property in a 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.

Services:

Mains Gas, electricity water and drainage.

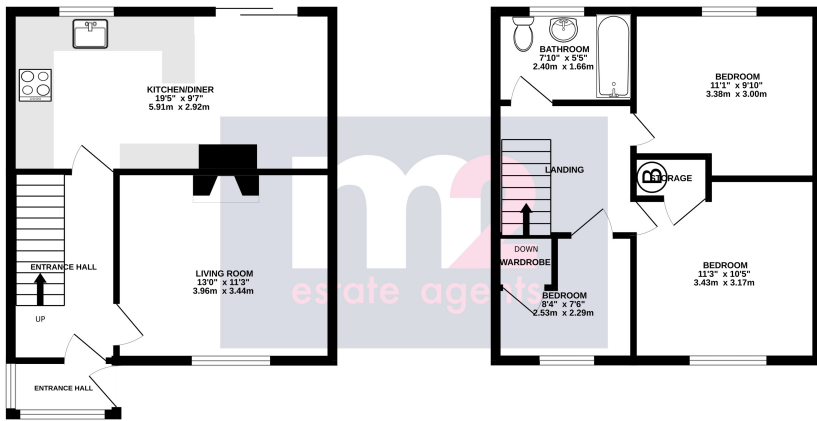
Council Tax Band:

Band B

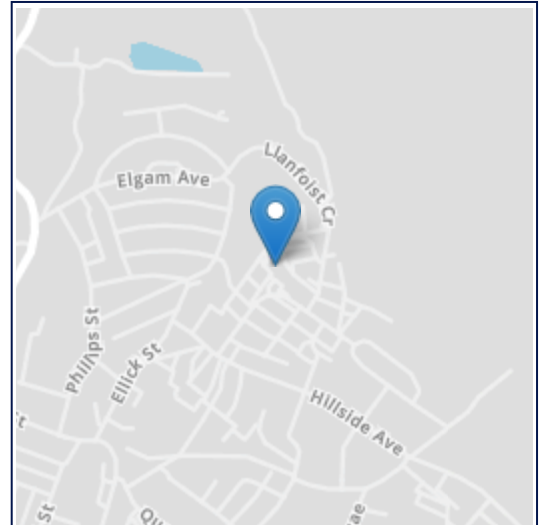


GROUND FLOOR

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. Made with Metropix ©2021



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(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.

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