



**13 Lower Glantorvaen Terrace, Blaenavon,
Pontypool. NP4 9BU
£139,995
Tenure Freehold (to be confirmed)**

- IDEAL FIRST TIME PURCHASE
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- NEW BATHROOM
- MID TERRACE PROPERTY
- PREVIOUSLY THREE BEDROOMS
- FRONT GARDEN & REAR COURTYARD
- EXCELLENT VIEWS

We are pleased to offer this well maintained and modernised Two Double Bedroomed Mid-Terrace Cottage with large walk-in dressing room, located in the popular area of Forgeside just outside Blaenavon town. In a lovely position this property that would be perfect as a first time home has been modernised to include new ceilings and walls, newly insulated loft, newly fitted bathroom and 12 month old combination gas boiler. Originally offering three bedrooms with an option to reinstate the third, the property has further accommodation by way of: Two reception rooms, Kitchen and New Groundfloor Luxury Bathroom. The property benefits from being in an elevated position with mountain views to the front, a long front garden and rear enclosed yard. (We are advised that there may be an option to purchase a further section of land at the rear of the property that could accommodate additional off road parking)

Blaenavon town 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 and well known restaurant- Butterflies. The property has great links to all major road links and within easy access of Abergavenny, Pontypool and Brynmanr.

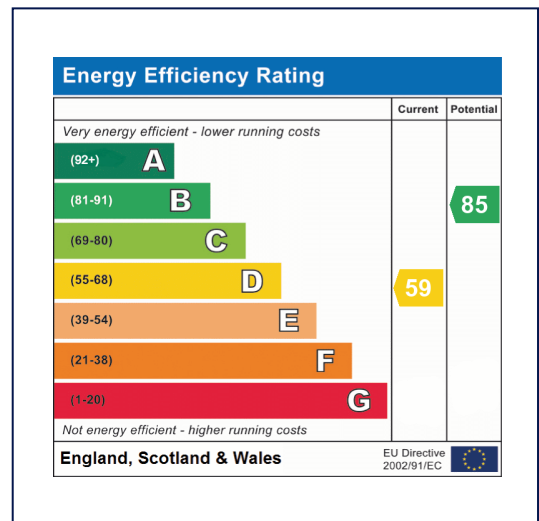
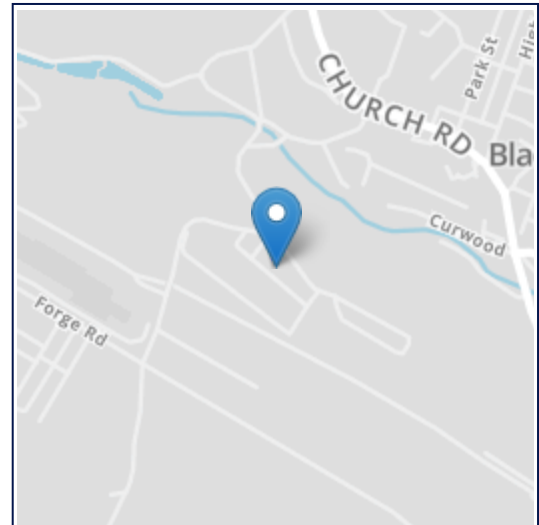
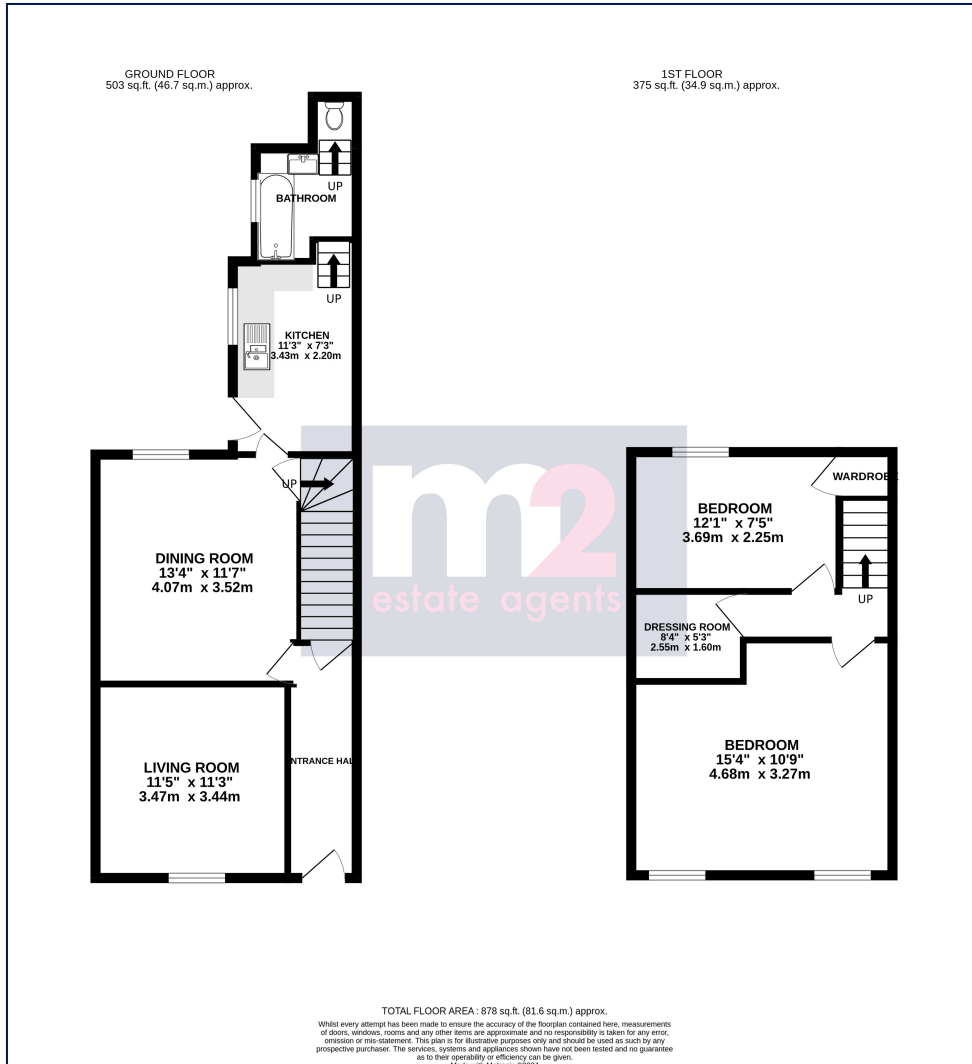
What Three Words ///spare.evenly.decompose

Services:

Mains Gas, electricity, water and drainage.

Council Tax Band:

Band B.



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.