



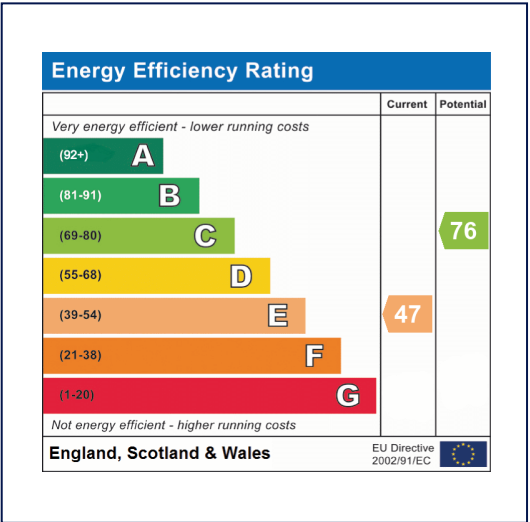
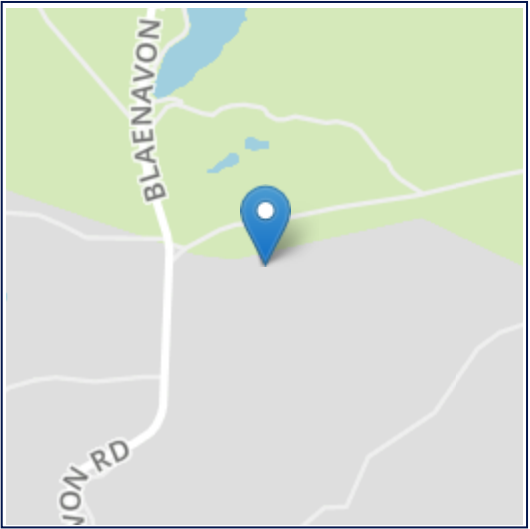
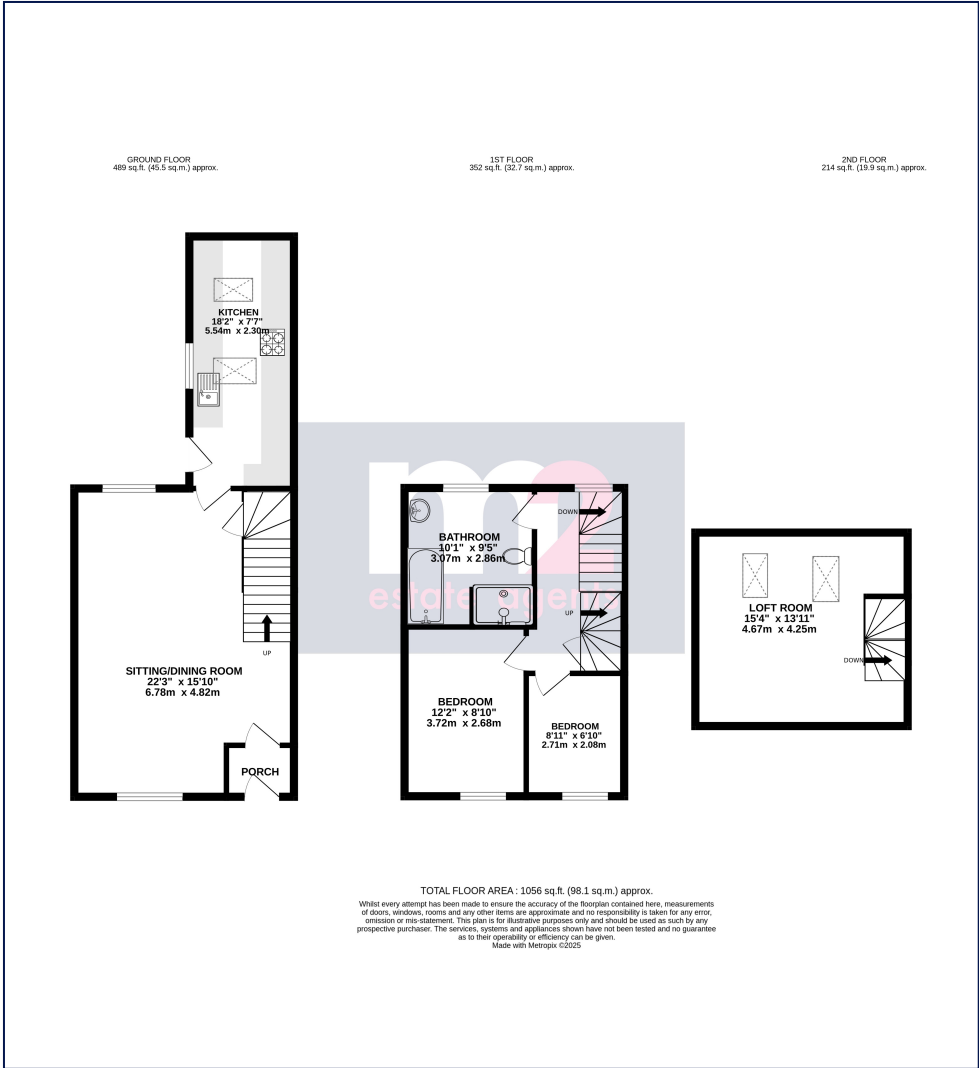
**23 Cwmavon Road, Blaenavon,. NP4 9LE**  
**£199,950**  
**Tenure Freehold**

- MID TERRACE PROPERTY
- SPACIOUS LIVING/DINNING ROOM
- PARKING TO THE REAR
- LOFT ROOM
- TWO BEDROOMS
- MODERN FOUR PIECE BATHROOM
- MODERN FITTED KITCHEN
- TIERED REAR GARDEN

This is a wonderful opportunity to purchase a beautifully presented traditional mid-terraced home at the entrance to the Heritage town of Blaenavon. A perfect home that has been refurbished throughout and offers accommodation comprising: Open plan lounge/diner and beautifully fitted kitchen. To the first floor, two bedrooms and stunning family bathroom with four piece suite. The home also benefits from a spacious loft conversion that could be utilised as an additional living area, bedroom or office space for home working. The home is complimented further by Gas central heating and double glazing throughout. To the outside there is a forecourt to the front elevation and the rear accommodates a two tier garden plus car hardstanding, accessed off the lane at the rear. Early Viewing to avoid disappointment is strongly recommended!

Blaenavon town itself 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. The property has great links to all major road links and within easy access of Abergavenny, Pontypool and Brynmawr.

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.