



**16 Cross Street, Blaenavon, Pontypool. NP4
9EU
£134,950
Tenure Freehold**

- **TWO DOUBLE BED END TERRACE HOUSE**
- **IDEAL FIRST TIME BUY**
- **NEW GAS COMBI BOILER**
- **NEWLY FITTED CARPETS**
- **WALKING DISTANCE TO TOWN CENTRE**
- **DETACHED GARAGE**
- **REAR AND SIDE GARDENS**
- **VACANT POSSESSION**

Ideal for a First Time Buyer, this Two Double Bedroomed End Terrace House has had most major renovation works completed throughout, and offers accommodation comprising: Lounge, Dining Room, Kitchen (Requiring Updating) Rear Porch, 2 Double Bedrooms and lovely newly fitted bathroom to the first floor. The home benefits from Gas central heating with new combination boiler. double glazing, and new carpets. Outside there are good size side and rear gardens and the added benefit of a detached garage.

Offered with vacant possession. Viewing Recommended.

Services:

Mains Gas, electric, water and drainage.

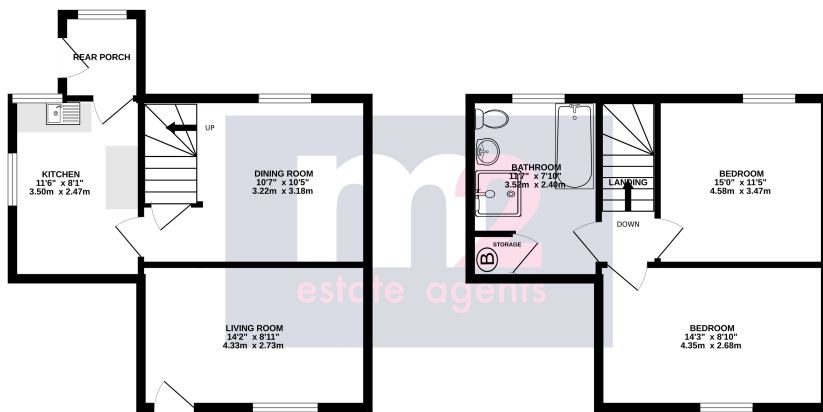
Council Tax Band:

Band B

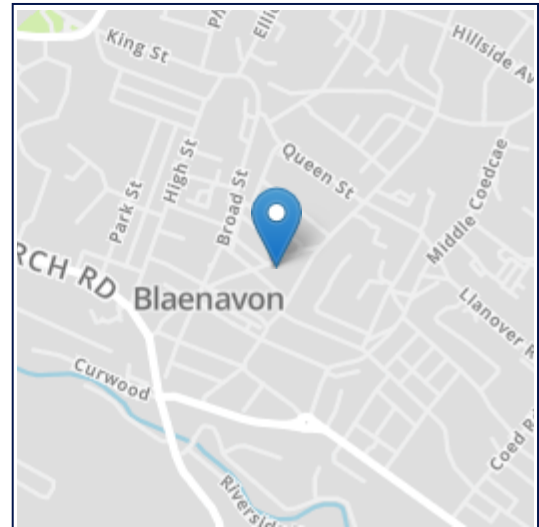


GROUND FLOOR

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 Morspac ©2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	
(39-54)	E	44
(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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