



12 Cwmavon Road, Blaenavon, NP4 9LE

Five Bedroom Semi-Detached House.

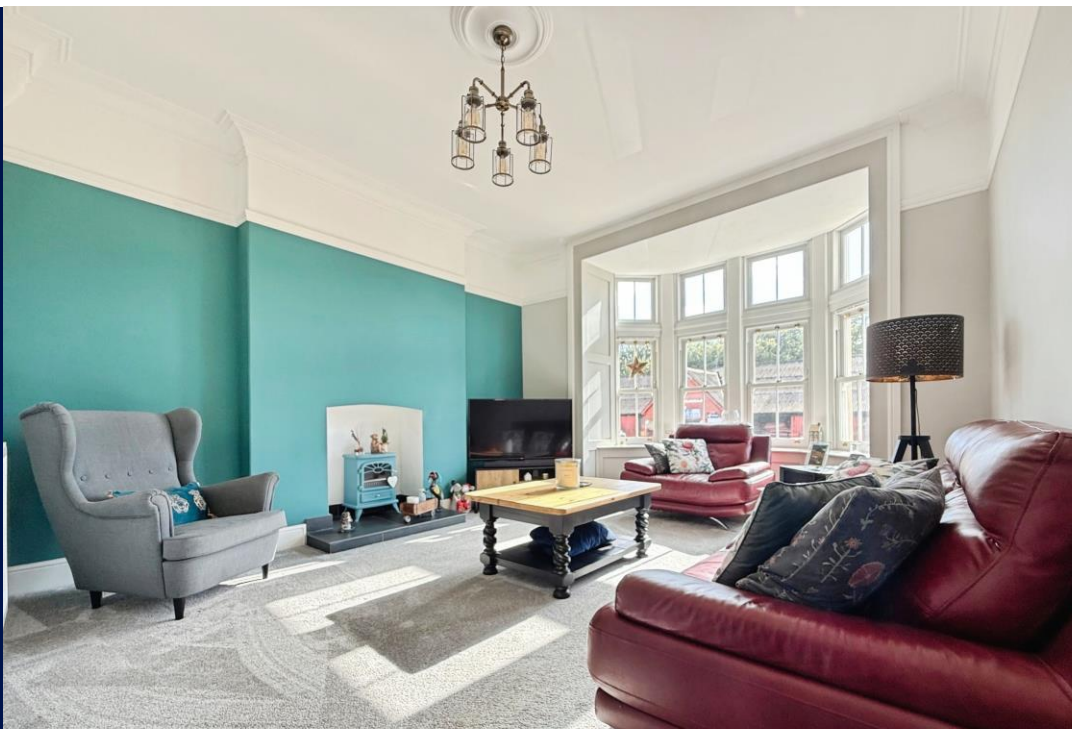
Guide Price of  
**£295,000**



# 12 Cwmavon Road, Blaenavon, NP4 9LE

## Overview

- Bay Fronted Semi-Detached Property
- Five Large Bedrooms
- Three Reception Rooms
- Three Story Accommodation
- Utility Room
- Terraced Rear Garden
- Garage to the Rear
- Gas Central Heating
- Double Glazing



A well-presented spacious property renovated by the current owner.

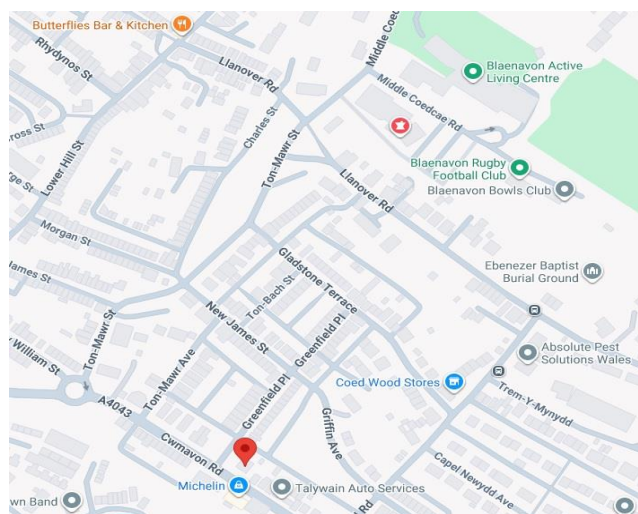


Located in the popular heritage town of Blaenavon, we are delighted to offer for sale this impressive Five Double Bedroomed Bay Fronted Semi-Detached home that offers impressive accommodation over three floors comprising: Entrance Porch, Hallway, Three Reception Rooms, Kitchen/Breakfast Room, Ground Floor Shower Room with W/C, Three Double Bedrooms and Bathroom to the first floor





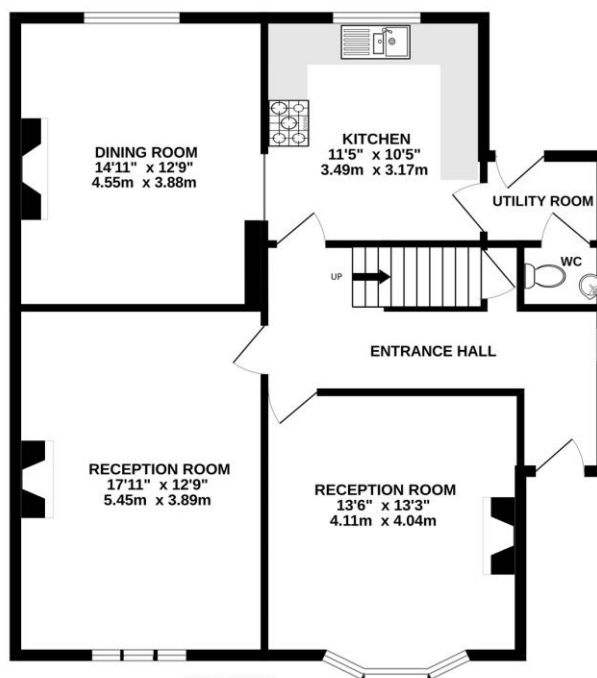
An additional Two Double Bedrooms to the second floor with potential to accommodate an en-suite in the vacant loft space. The property has been updated throughout with the exception of a couple of rooms which require cosmetic works. The house benefits from Upvc Double Glazing and Gas Central Heating and to the outside at the front is a forecourt and at the rear a terraced garden with planted areas, a patio section and a single garage. No Chain!



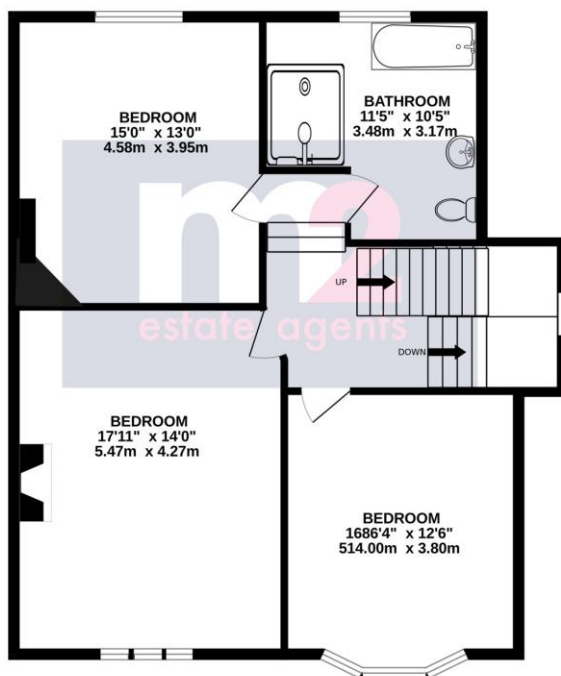
## Location

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.

GROUND FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR  
841 sq.ft. (78.1 sq.m.) approx.



2ND FLOOR  
538 sq.ft. (50.0 sq.m.) approx.

Awaiting  
EPC

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

11 Cross Street, Abergavenny, NP7 5EH

Tel: 01873 856388

Email: [abergavenny@m2ea.co.uk](mailto:abergavenny@m2ea.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.