



75 King Street, Blaenavon, NP4 9QH
Two Bedroom Terraced Property.

Guide Price of
£140,000

75 King Street, Blaenavon, NP4 9QH.

Overview

- Fabulous First Time Buyer Opportunity
- Mid Terrace Cottage
- Two Bedrooms
- Forecourt Frontage
- Rear Court Yard
- New Roof
- New Kitchen and Bathroom
- Double Glazing
- Gas Central Heating
- No Chain



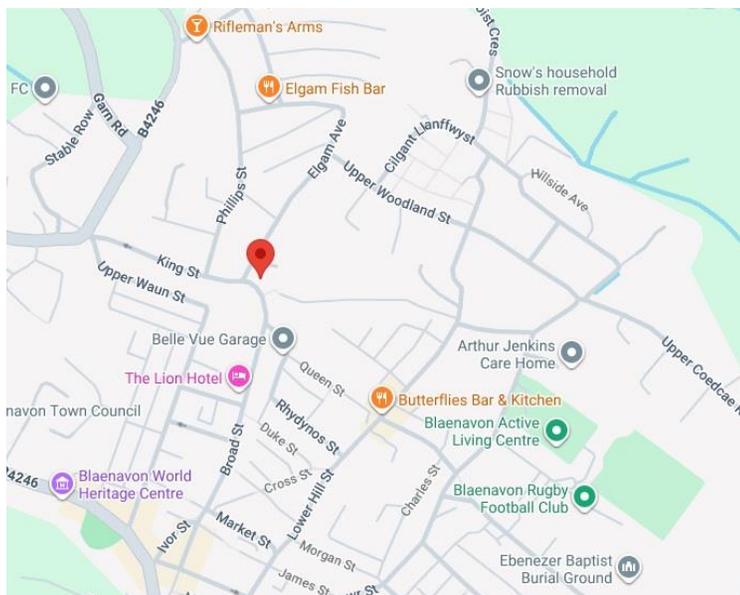
A well-presented recently refurbished property within walking distance to the Heritage town of Blaenavon.



Superb opportunity for a first time buyer or young couple, this fully refurbished mid-terrace cottage with forecourt frontage is one not to be missed! Benefitting from a New Roof, Re-wiring, New Kitchen & Bathroom, plastered walls and ceilings and new carpets, all you need to do is move in your furniture. The accommodation comprises: Large open plan Lounge/Kitchen/Dining Area with central staircase leading to the first floor which accommodates Two Double Bedrooms and a second stairs allowing access up to a new Bathroom



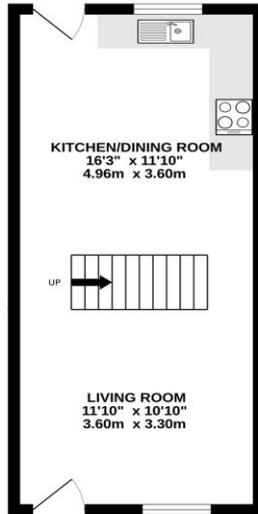
The house also affords gas Central Heating via a combination boiler and Upvc Double Glazing. To the outside there is an enclosed forecourt frontage and a small enclosed yard at the rear. Call us now to arrange your accompanied viewing!



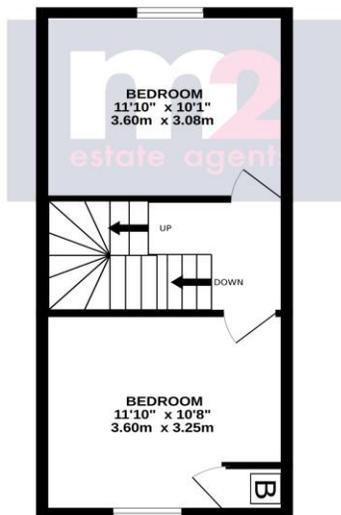
Location

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.

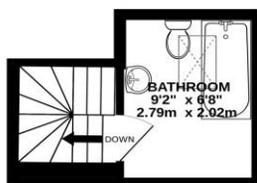
GROUND FLOOR
320 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.8 sq.m.) approx.



2ND FLOOR
90 sq.ft. (8.4 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan content, the location of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any omission or mis-statement. This plan is for illustrative purposes only and should not be relied upon as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		

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 8563 856388

Email: 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.