



**Firs View House, Brights Lane Llanover Road,
Blaenavon, Pontypool. NP4 9HS
£360,000
Tenure Freehold**

- EXTENDED END TERRACED PROPERTY
- 27M KITCHEN / DINING ROOM
- MASTER EN-SUITE
- RENOVATED THROUGHOUT
- FOUR BEDROOMS
- LARGE REAR GARDEN
- INTEGRAL GARAGE & DRIVEWAY
- NO ONWARD CHAIN

A beautiful and fully refurbished property with a newly built wrap around double extension. No expense has been spared on the renovation of this property. The property comprises, Entrance hall leading to a 23.6ft living room and open plan 27m kitchen / dining room with porcelain floor tiles, bespoke kitchen with white marble effect work top and tiled walls, under cabinet lighting, fully integrated fridge freezer, washing machine and dishwasher. Feature 4m2 island with black sparkle quartz worktops with integrated hob and extraction system with LED plinth lighting and velux roof window. Five meter external opening Byfold door leading to 35m2 porcelain tile patio area with LED floor level spotlights surrounded by glass balastrading and steps leading to large flat clear garden (water and electric supplies into garden for future development) and new boundary fencing. Further to the ground floor an under stairs storage area and Wc, integrated large garage with electric roller door and electric car charging point, driveway for car parking which is being finished over the coming weeks.

To the first floor, three double bedrooms and a further single bedroom, The master over looks the rear garden and benefits from an en-suite. Master bathroom large walk in shower, double wall hung vanity unit, bath tub, floor to ceiling ceramic tiling, led anti mist wall mirror, and velux window

A large rear garden which has been levelled ready for turf. with views across the surrounding mountains

Property has been fully decorated and carpets will be provided to set value but colour to be selected by buyer and fitted by carpet provider.

The property in a ideal location, offering easy access to Blaenavon Primary School and local town centre, the town itself has World Heritage status and has many places to visit including the Big Pit Museum and Blaenavon Ironworks. The property has great links to all major road links and within easy access of Abergavenny.

Services:

All mains services at the property.

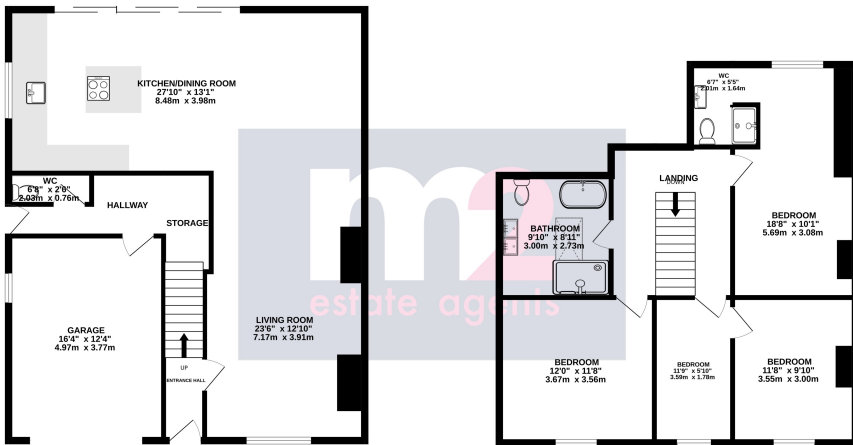
Council Tax Band:

Band B

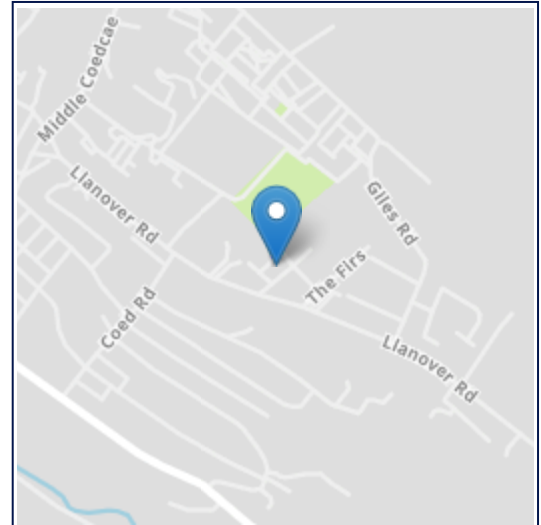


GROUND FLOOR

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 Metropac ©2024.



Energy Efficiency Rating

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

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.