



11 Oakview Court, Blaenavon, Pontypool.

NP4 9PR

£149,950

Tenure Freehold

- **END OF TERRACE HOUSE**
- **CONSERVATORY TO THE REAR**
- **GROUND FLOOR WC**
- **MOUNTAIN VIEWS**
- **TWO BEDROOMS**
- **CUL - DE - SAC LOCATION**
- **FIRST FLOOR BATHROOM**
- **DRIVEWAY FOR TWO CARS**

Situated in a popular residential area of Bleanavon. This end terrace property comprises, entrance hallway with WC off and stairs to the first floor, living room, kitchen / dining room and conservatory with French doors leading to the rear garden. To the first floor two bedrooms with the master to the front with a built in storage cupboard / wardrobe. The second bedroom is to the rear of the property with views across the mountains. A three piece family bathroom with shower over bath. To the outside of the property, a spacious easy maintenance rear garden with decked seating area. The front of the property has a front garden and a driveway to the side for two vehicles. The property benefits from UPVC double glazing throughout and gas central heating.

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:

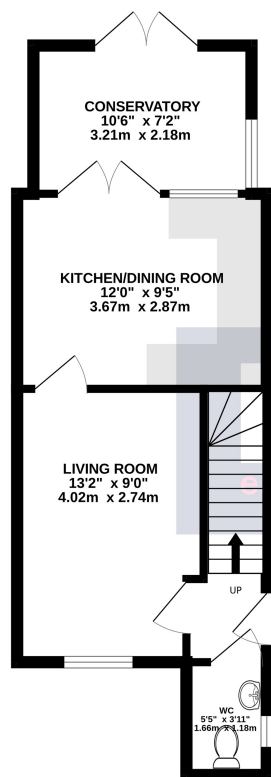
Mains Gas, electricity, water and drainage.

Council Tax Band:

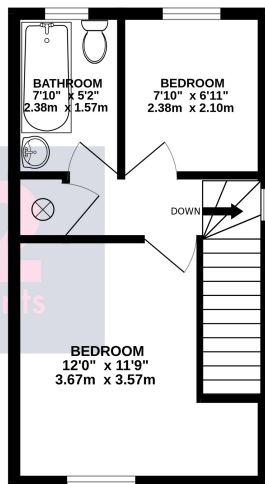
Band C.



GROUND FLOOR
388 sq.ft. (34.2 sq.m.) approx.

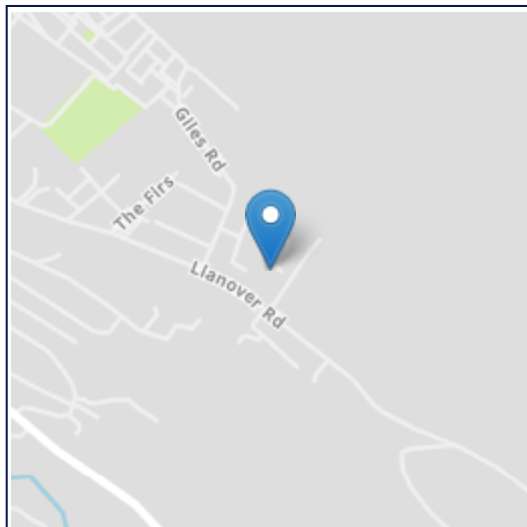


1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA - 641 sq.ft. (59.5 sq.m.) approx.

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 Metropack ©2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		86
B		
(69-80)	69	
C		
(55-68)		
D		
(39-54)		
E		
(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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