



9 DUKE STREET
BLAENAVON | PONTYPOOL | TORFAEN



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9 DUKE STREET IS AN APPEALING AND SPACIOUS DETACHED 4-BEDROOM DWELLING SITUATED IN THE HEART OF BLAENAVON. BENEFITTING FROM RECENT IMPROVEMENTS AND A LARGE GARDEN WITH ADDITIONAL GARAGE SPACE AND OFF ROAD PARKING.
OF INTEREST TO THOSE LOOKING FOR A FAMILY HOME AS WELL AS POTENTIAL INVESTOR BUYERS.

- Four bedrooms, a family bathroom and an open plan reception room •
 - A traditional kitchen and useful utility/cloakroom •
 - Large garden with terrace, lawns and off road parking •
- Views over the valley to the World Heritage Site and Big Pit •
 - Easily accessible location •
 - Commutable to a number of larger business hubs •
- Within walking distance of all the amenities Blaenavon has to offer •

DISTANCES FROM 9 DUKE STREET

Blaenavon 0.5 miles • Varteg 2.4 miles • Brynmawr 5.1 miles

Pontypool 6.1 miles • Abergavenny 7.3 miles • Goytre 7.8 miles

Newport 15.6 miles • Cardiff 26.9 miles • Bristol 47.5 miles

Cardiff Airport 41.1 miles • Bristol Airport 56.7 miles

Abergavenny Train Station 7.6 miles • Ebbw Vale Train Station 9.6 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

9 Duke Street enjoys an easily accessible location within the town of Blaenavon close to the Welsh Border town of Abergavenny and the Monmouthshire Border town of Pontypool. Blaenavon offers a number of local amenities, including local supermarkets, Pharmacy, several Public Houses, Restaurants, Blaenavon Rugby Football Club and Blaenavon Heritage VC Primary School.

Further comprehensive shopping and leisure amenities are situated at Abergavenny and Pontypool with more extensive facilities at Newport, Bristol and Cardiff, all within an hour's drive. Excellent road connections exist at Abergavenny, less than 7 miles away providing access to the A465/A40 and A4042. Newport, under 30 minutes drive to the south provides direct access to the M4.

Located at the gateway to the South Wales Valleys, partly within the Brecon Beacons National Park, the Blaenavon Industrial Landscape is a testament to the human endeavour of miners and ironworkers of the past. The main attractions such as Big Pit National Coal Museum, Blaenavon Ironworks, the World Heritage Centre and Blaenavon Heritage Railway are all just a few minutes' drive or walk from each other and 9 Duke Street. In 2000, UNESCO inscribed the Blaenavon Industrial Landscape as a World Heritage Site, for the part the area played as the world's major producer of iron and coal in the 19th Century.

An abundance of tourism and recreational activities exist within the wider region, especially the beautiful Usk Valley, the Monmouthshire and Brecon Canal and slightly further afield the Brecon Beacons National Park located to the north of Blaenavon.

THE PROPERTY

9 Duke Street is a traditionally constructed dwelling with a pebble dash, render finish. Benefitting from a significant garden space, off road parking and two garages the property offers a rare opportunity to acquire a substantial dwelling in the heart of Blaenavon Town. Recently the vendors have been undertaking some renovations to update the living accommodation.

Step inside, from the front door, into a large open plan living/dining room. With a front aspect and a feature fireplace these rooms offer a light and welcoming entrance to the property. Leading through towards the rear of the house is the kitchen. With fitted units and a historic range the kitchen provides ample room for serving and preparing meals and flows from the living/dining room with ease. From the kitchen is a useful utility room with a cloakroom and a door to the rear porch and gardens.



With an appealing, slatted staircase to the first floor which also benefits from ample natural light via a sun tube you will step onto the landing.

The first floor offers four bedrooms. The first is a significant double bedroom with a built in wardrobe. The second double bedroom, of a similar size to the first again offers an excellent sized room. Both doubles have a front aspect over the southern side of the house. The third bedroom, a smaller bedroom, suited to use with a single bed has views over the rear garden. The final bedroom, currently used as a home office, again has views over the garden and is suited to a single bed. A family bathroom, with a WC, basin and bath with a power shower over completes the living accommodation on the first floor.

As mentioned some recent works have been undertaken within the property, including new double glazed windows throughout and some redecoration. Some parts are still to be completed and these can be discussed with the selling agent during viewings.

OUTSIDE

9 Duke Street is possibly the envy of many local dwellings having the benefit of a significantly large garden to the rear which offers a separate access for vehicles. There are two single garages, one accessed from the front of the dwelling, and the second from the rear driveway. These offer excellent workshop space, storage or provide the ability for covered, off road parking.

The gardens offers a peaceful and useful space to enjoy with far reaching views towards Big Pit. With a number of mature trees protecting the boundary providing privacy to one side and a stepped lawn offering ample space to enjoy.

There is also a small stone terrace which could provide an excellent area for barbeques or outdoor entertaining within the garden.

There maybe some opportunity to pursue planning permission to obtain a second dwelling in the rear garden should a purchaser wish, subject to planning permission and all necessary requirements. Any purchaser must rely upon their own enquires in regard to this as no planning permission has been sought by the vendors.

The property is offered for sale with no development clawback or overage provision.



FLOORPLAN



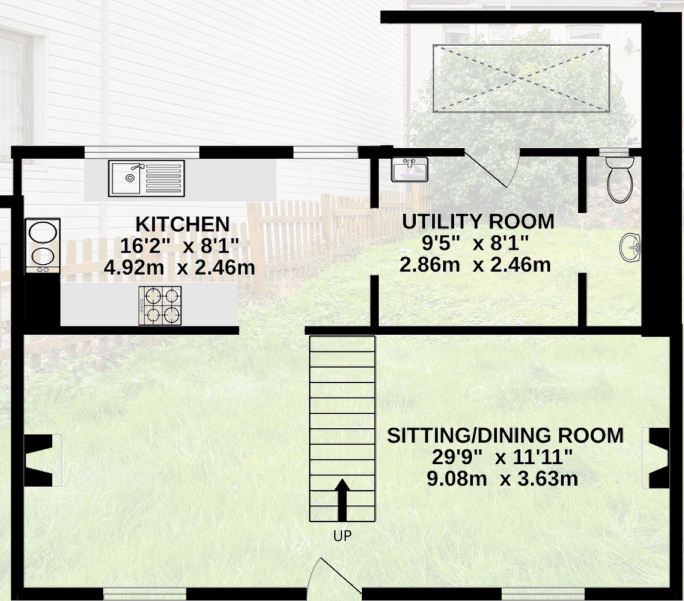
9 DUKE STREET, BLAENAVON, PONTYPOOL, NP4 9HB

TOTAL FLOOR AREA : 1550 sq.ft. (144.0 sq.m.) approx.

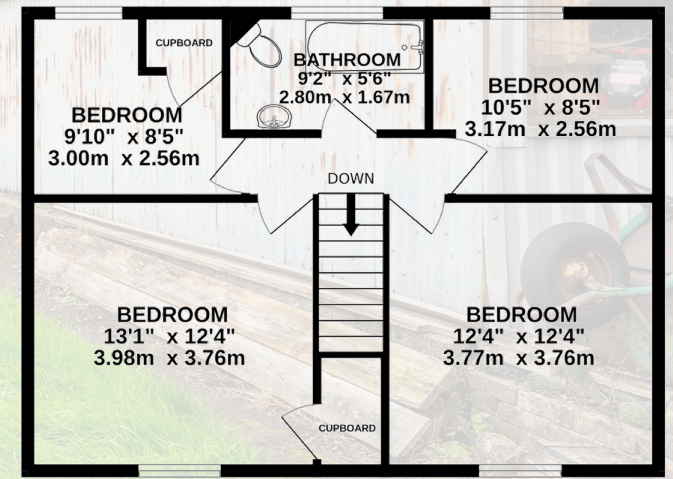
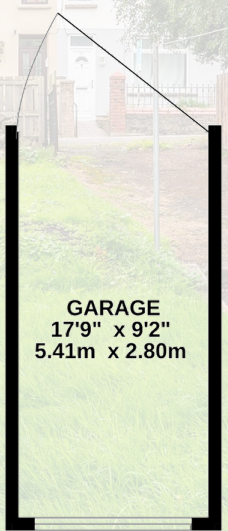
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.

GARAGE
16'2" x 9'7"
4.93m x 2.91m



1ST FLOOR
589 sq.ft. (54.8 sq.m.) approx.



KEY INFORMATION

Services: Mains electricity, mains gas, mains water and mains drainage serve the property. It will be up to a purchaser to make arrangements for any additional service connections.

Tenure: Freehold with vacant possession available upon completion.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: C

Energy Performance Certificate: D (57)

Local Authority: Torfaen County Borough Council. Telephone: 01495 762200.

Viewings: Strictly by appointment with the selling agents

Directions: From Abergavenny take the B4246 towards Govilon. After leaving Llanfoist continue for 0.5 miles before taking the left turn towards Blaenavon. Continue up this road, crossing the canal bridge and following uphill towards Keepers Pond. After passing Keepers Pond continue for approximately 0.5 miles before turning left at the Riflemans Arms Public House. Take the next immediate right onto Phillips St. At the end of this street turn left onto King St. Continue for 100 yards before turning left onto Queen St. Then take the first right. Continue down the street and around the left hand corner onto Duke Street. The property will be located on your left hand side.

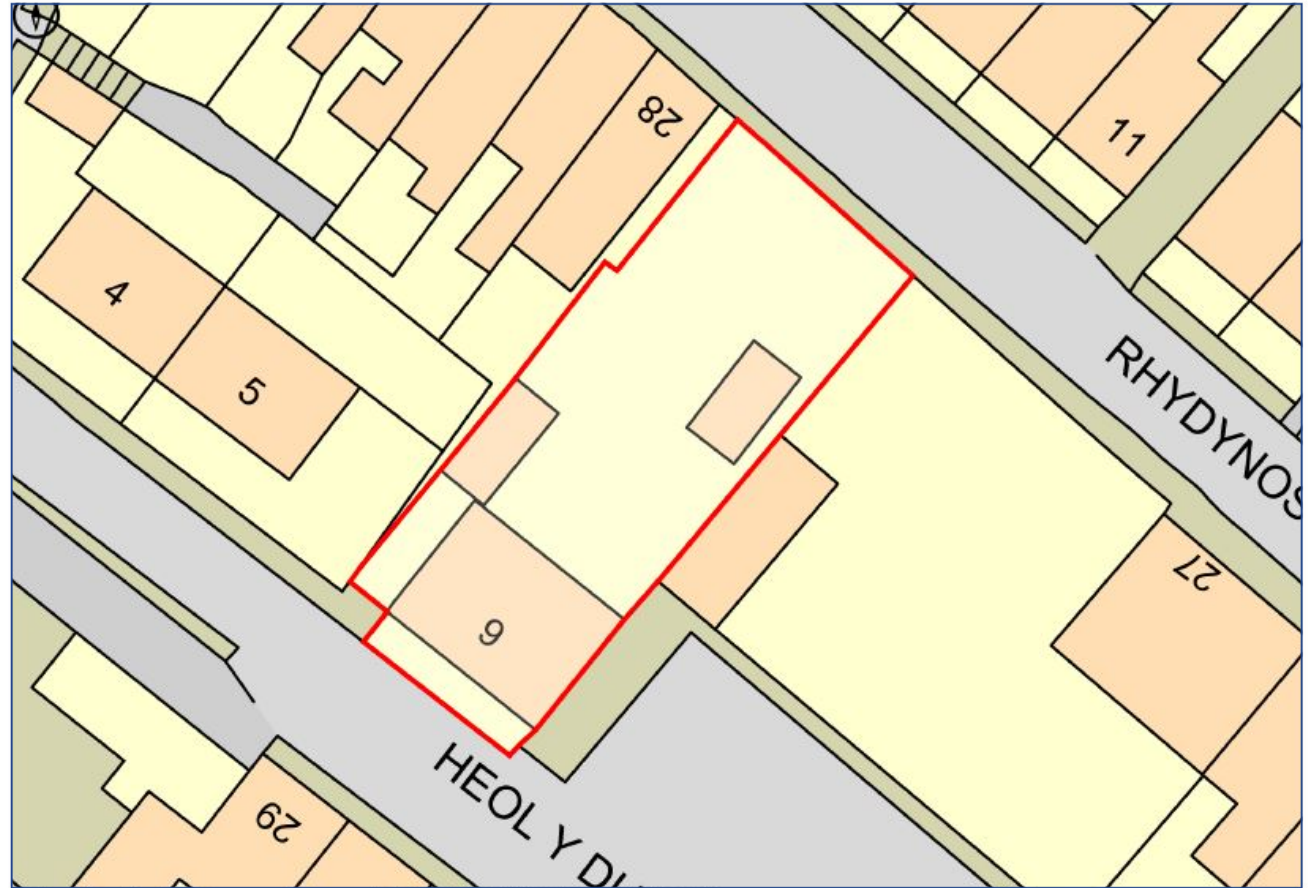
From Pontypool take the A4043 towards Blaenavon. Continue on this road for approximately 6.0 miles. Upon reaching the town of Blaenavon take the second exit at the roundabout onto New William St. Continue for 100 yards and turn right onto Lower Hill St. Continue and take the third exit onto George St. Then take the first sharp right hand turning onto Cross St. Continue along Cross St which will join Duke Street. The property will be located on your right hand side.

A for sale board will be located at the entrance to the property. There is ample public car parking available alongside the property.

Postcode: NP4 9HB

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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