



Llanover Road, Pontypool, NP4

£90,000

Guide Price

Tenure: Freehold, **Bedrooms:** 2

INCREDIBLY spacious home in Pontypool, ready to move into for the right buyer. The property has lots of character and charm with features like a stable door to the bathroom and a wonderful fireplace in the main lounge. 2 Double Bedrooms and amazing views to the rear contact House Simple TODAY.

Key features:

- Great Sized Garden
- Ready to move into
- Open plan living
- Stunning Views from the Garden
- Option to lease off street parking to rear
- Two minutes walk from local Nursery and Primary School
- Two minutes walk from local health and wellbeing centre

Extra info:

- **Council Tax:** Band A (£102.00 per-month)
- **Chain Position:** Other
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



HouseSimple proudly presents this two bedroom terraced property located in Blaenavon, Pontypool, available with 2 parking spaces upon request for convenience and family life.

Ready to move into, and generously proportioned, walking into the property you have access to the generously sized living area with a wonderful fireplace. From here is the dining area big enough for a large table, and kitchen and a downstairs bathroom with a wooden stable door complimenting the character of the property. Continuing upstairs you'll find two great sized double bedrooms with plenty of space for wardrobes and furniture.

The property is also fortunate enough to benefit from a fantastic low maintenance garden with incredible views and has the option to lease private parking to the rear of the property.

Lounge/Dining Room: 4.24m x 6.84m

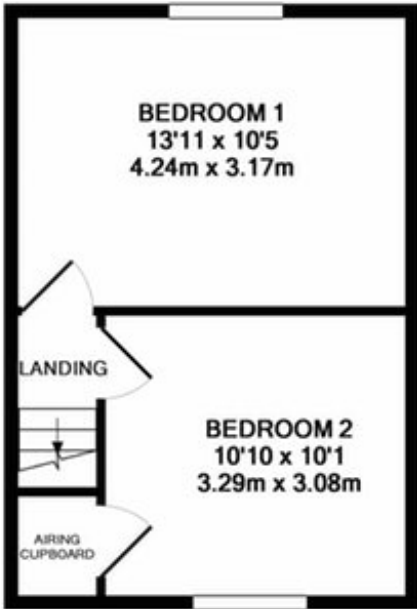
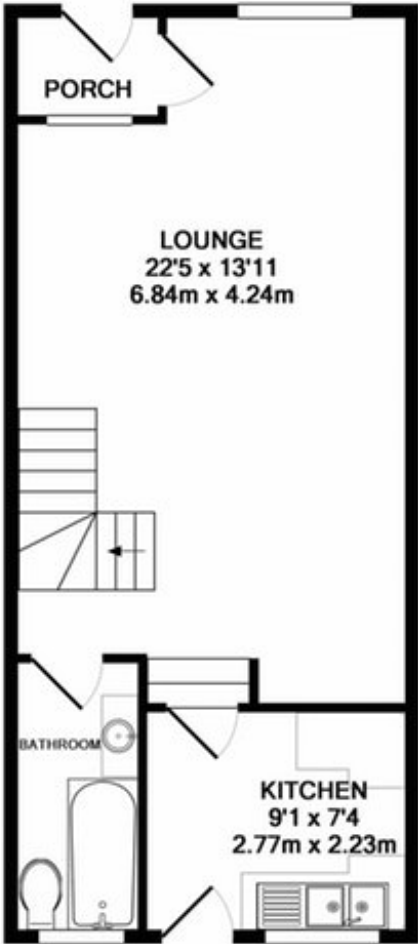
Kitchen: 2.8m x 2.3m

Bathroom: 1.4m x 3.2 m

Bedroom One: 4.2m x 3.2m

Bedroom Two: 3.3m x 3.1m

Floor plan:




1ST FLOOR
APPROX. FLOOR
AREA 285 SQ.FT.
(26.5 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 732 SQ.FT. (68.0 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate


78, Llanover Road, Blaenavon, PONTYPOOL, NP4 9HR


Dwelling type: Mid-terrace house	Reference number: 2628-9045-7235-4678-8964
Date of assessment: 22 May 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 23 May 2018	Total floor area: 73 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,950
Over 3 years you could save	£ 600

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 156 over 3 years	
Heating	£ 1,398 over 3 years	£ 987 over 3 years	
Hot Water	£ 294 over 3 years	£ 207 over 3 years	
Totals	£ 1,950	£ 1,350	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4f7942; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #70ad47; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #90c040; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #c0e040; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #f0e040; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #f08080; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #c00000; color: white;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #0070c0; color: white;">Current</th> <th style="background-color: #0070c0; color: white;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">71</td> <td style="text-align: center; font-size: 2em;">91</td> </tr> </table>	Current	Potential	71	91
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Current	Potential											
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The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 108
2 Internal or external wall insulation	£4,000 - £14,000	£ 225
3 Low energy lighting for all fixed outlets	£30	£ 90

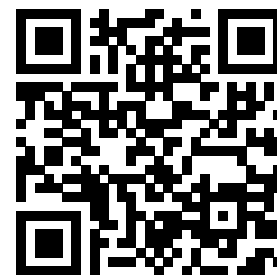
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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