



## 27 Morgan Street, Blaenavon, NP4 9ER

£114,000 Leasehold

Stone, Mid-Terrace Property • Two Reception Rooms • Two Bedrooms (Previously Three) • Combi-Boiler • Rear Gardens • Views • Central Location • Ideal First Time Buy



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A stone, mid-terrace property having accommodation arranged over three floors. The accommodation comprises an entrance hallway, two reception rooms and bathroom to the ground floor. To the lower ground floor is a kitchen and utility room. There are two bedrooms to the first floor, however, this property previously had three bedrooms. Benefits include double glazing, a combi-gas central heating system, a rear garden having side access and outdoor storage. The boiler was installed during December 2023 and has a 5 year warranty.

Agents Note: We are advised this property is LEASEHOLD, a 999 year lease commencing March 1891. There is a peppercorn rent associated with this property, please contact the agent for further information.

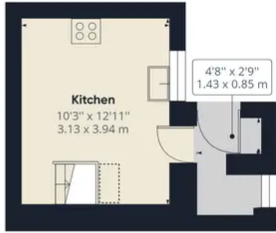


Council Tax band: B

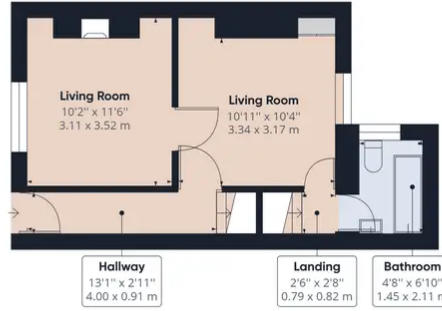
Tenure: Leasehold

EPC Energy Efficiency Rating: D

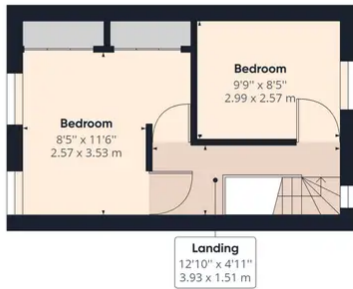




Floor -1



Ground Floor



Floor 1

**BIGHEAD COOK**

**Approximate total area<sup>(1)</sup>**

775.08 ft<sup>2</sup>  
72.01 m<sup>2</sup>

**Reduced headroom**

3.86 ft<sup>2</sup>  
0.36 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



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