



## 3 Waengoch Cottages, Cwmcelyn Road, Blaina, NP13 3LH

£155,000 Freehold

Renovated Cottage • Two Double Bedrooms • Modern Kitchen • Modern Bathroom • Beautiful Garden • Popular Location



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A renovated cottage situated within a pleasant position of Cwmcelyn, Blaina. The accommodation comprises a kitchen/diner, bathroom, living room and two double bedrooms. Benefits include a combi-gas central heating system, double glazing, kitchen having integrated appliances to include an oven, hob, extractor hood, fridge/freezer and washing machine. The property is accessed via a yard area which also provides outside storage and to the rear is a beautiful, level garden having lawned and decked areas. Early enquiries recommended.

Agents Note: There is a Right of Way to the rear of this property. The main photograph shows the rear of the property.



Council Tax band: B

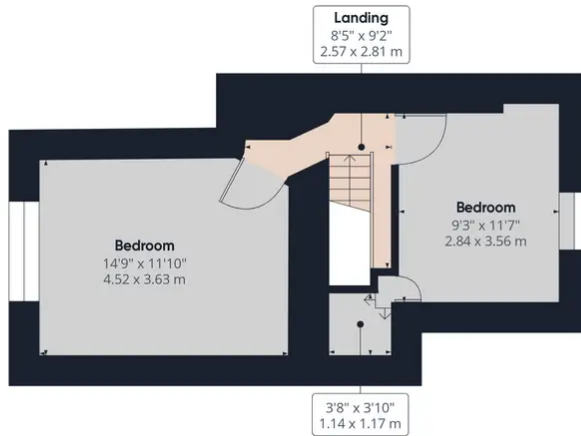
Tenure: Freehold

EPC Energy Efficiency Rating: C





Ground Floor



Floor 1

Approximate total area<sup>¶</sup>  
794.8 ft<sup>2</sup>  
73.84 m<sup>2</sup>

Reduced headroom  
4.33 ft<sup>2</sup>  
0.4 m<sup>2</sup>

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.

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