



## 2 Clarence Street, Brynmawr, Gwent, NP23 4EH

Offers In The Region Of £275,000

- ATTRACTIVE SEMI DETACHED PERIOD HOUSE
- MUCH REFURBISHED YET MAINTAINING MANY ORIGINAL FEATURES
- 4 BEDROOMS AND BATHROOM
- DETACHED GARAGE/WORKSHOP
- COUNCIL TAX BAND B
- CONVENIENT LOCATION IN PEACEFUL AREA
- 2 LARGE RECEPTION ROOM AND FITTED KITCHEN
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING
- SPACIOUS LEVEL LAWNED GARDEN AND PARKING AREA

## 2 Clarence Street, Brynmawr NP23 4EH

An Excellent opportunity arises to acquire a superb semi detached house set in convenient location in this quiet residential area with spacious garden and detached garage/workshop. The property has been beautifully refurbished to provide versatile accommodation with many period features dating from the 1840's. The accommodation comprises: Entrance Porch, Open plan Kitchen/Dining Room, well equipped with fitted cupboards and ample storage; Lounge with feature fireplace incorporating multi fuel stove; 3 Double Bedrooms and Single Bedroom. bathroom with Whirlpool bath. Gas central heating and new upvc windows. Large drive to spacious parking courtyard. Lawned garden and decked patio which provides a fabulous area for al fresco living. Highly recommend, book a viewing today.



Council Tax Band: B



## ENTRANCE PORCH

11'9" x 3'6"

Radiator

## KITCHEN AREA



15'11" x 9'6"

Single drainer stainless steel sink unit with mixer tap. Plumbed for automatic washing machine and dishwasher. Extractor hood. Fitted base and wall cupboards with ample work surface. Access to under stair cupboard. Ceramic tiled floor. Radiator.

## DINING AREA



15'10" x 12'4"

Attractive staircase to first floor. French doors to front elevation. Oak effect floor. Radiator

## ANOTHER ROOM ASPECT



## LOUNGE



15'9" x 13'11"

Multi fuel stove set in feature fireplace on stone hearth. Wood effect floor. 2 Radiators.

## ANOTHER ROOM ASPECT



## FIRST FLOOR

## LANDING



17'2" x 5'8"

Attractive balustrade

## BEDROOM



13'11" x 9'10"

Wood effect floor. Radiator

## BEDROOM



12'9" x 9'8"  
Wood effect floor. Radiator

## BEDROOM

10'0" x 9'5"  
Pedestal hand basin. Wood effect floor. Ariston wall mounted gas boiler which serves the heating requirements. Radiator

## BEDROOM



9'6" x 5'9"  
Storage recess. Wood effect floor.

## BATHROOM



6'5" x 5'6"  
Corner panelled whirlpool bath with shower above and glazed surround. Pedestal hand basin. Low level WC. Ceiling skylight. Fully tiled walls. Tiled floor. Heated towel rail.

## OUTSIDE

The property is approached via a gated driveway from Clarence Street which leads to the front of the house and onward to the garage and garden area.

## DETACHED GARAGE/WORKSHOP



## GARDEN



An attractive garden area with spacious lawn around which there are well established herbaceous borders together with a patio area that provides a wonderful outdoor living area.

## SERVICES



We are advised that the property is connected to all mains service

## COUNCIL TAX

We are advised that the properties are both in Bsnd B

## TENURE & POSSESSION

We are advised that the property is freehold and that vacant possession will be given on completion

## NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

## PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

## VIEWING

By appointment with Morgan Carpenter 01558 821269

## WEBSITE

View all our properties on:  
[www.morgancarpenter.co.uk](http://www.morgancarpenter.co.uk); [www.rightmove.co.uk](http://www.rightmove.co.uk);  
[www.zoopla.co.uk](http://www.zoopla.co.uk); [www.primelocation.com](http://www.primelocation.com), or  
[www.onthemarket.com](http://www.onthemarket.com)

## OUT OF OFFICE HOURS

Jonathan Morgan 07989 w96883





## Directions

## Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	