

## 36 Excelsior Street, Waunlwyd, NP23 6TU

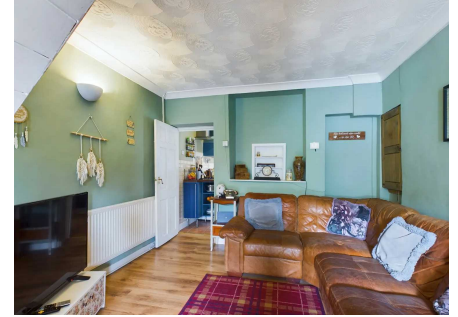
£94,950 Freehold

Stone, Mid-Terrace Property • Open-Plan Living/Dining Room • Two Bedrooms and Attic Room • Open Views • Rear Garden • Ideal First Time Purchase

**BIDMEAD COOK**

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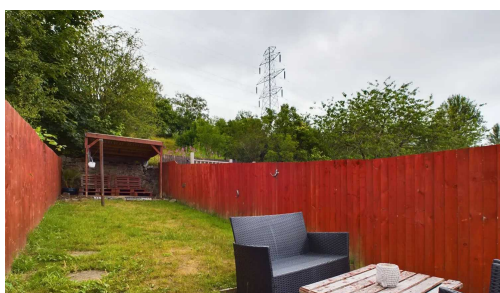
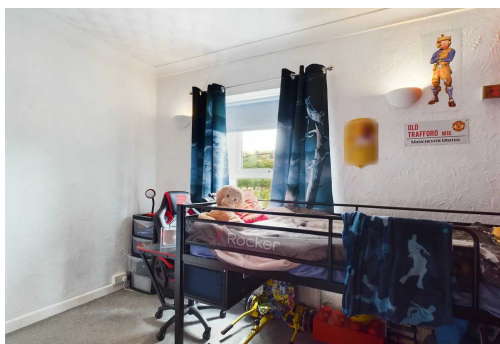
A stone, mid-terrace property located within the village of Waunlwyd, to the outskirts of Ebbw Vale. The accommodation comprises an entrance porch, open-plan living/dining room, kitchen, shower room, two bedrooms and attic room. Benefits include an open outlook to the front, a rear garden being accessed via the rear lane and the property is located approximately 0.25 miles from Ebbw Vale Parkway train station having a current regular service to Cardiff. Ideal First Time Purchase or Investment Opportunity. No Chain.



Council Tax band: A

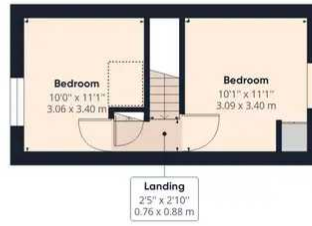
Tenure: Freehold

EPC Energy Efficiency Rating: E





Ground Floor



Floor 1



Floor 2

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

726.20 ft<sup>2</sup>

67.47 m<sup>2</sup>

Reduced headroom

92.70 ft<sup>2</sup>

8.61 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.

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