



7 Marian Close, Tredegar, NP22 3QX

Offers in Region of **£400,000**

BIDMEAD COOK

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7 Marian Close

Tredegar

- Detached Property
- Open-Plan Lobby/Kitchen/Diner
- Lounge
- Reception Room Two/Bedroom Four
- Ground Floor W.C. and Utility
- First Floor Bathroom
- Three Bedrooms
- En-suite to Master
- Driveway
- Garden with Office

A modern detached property having a decorative stone exterior and feature first floor window to front.

The accommodation comprises an open-plan lobby/kitchen/dining room with solid wood staircase to the first floor and doors off to the lounge, second reception room/bedroom four, cloakroom and utility room.

To the first floor is a spacious gallery landing area with doors off to three bedrooms (en-suite to master) and bathroom.

The property benefits from UPVC double glazing, a gas central heating system, paved driveway providing off road parking for several vehicles and rear garden incorporating patio seating areas, artificial lawn and outbuilding/office with power, lighting and W.C..

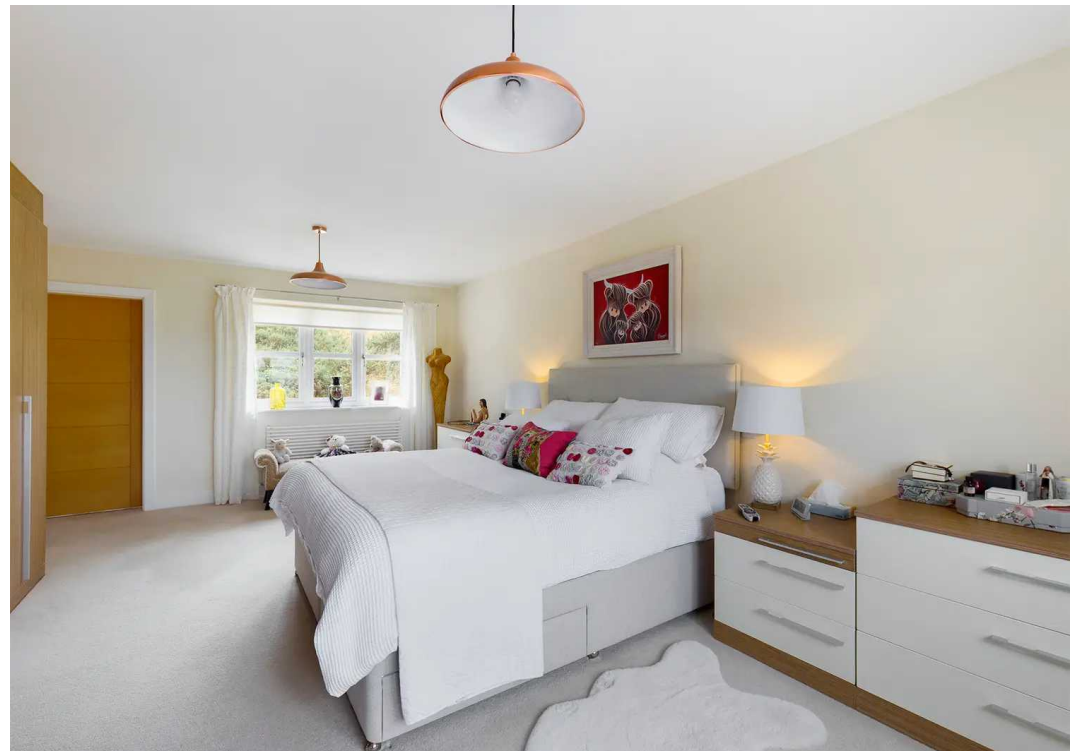
Council Tax band: F

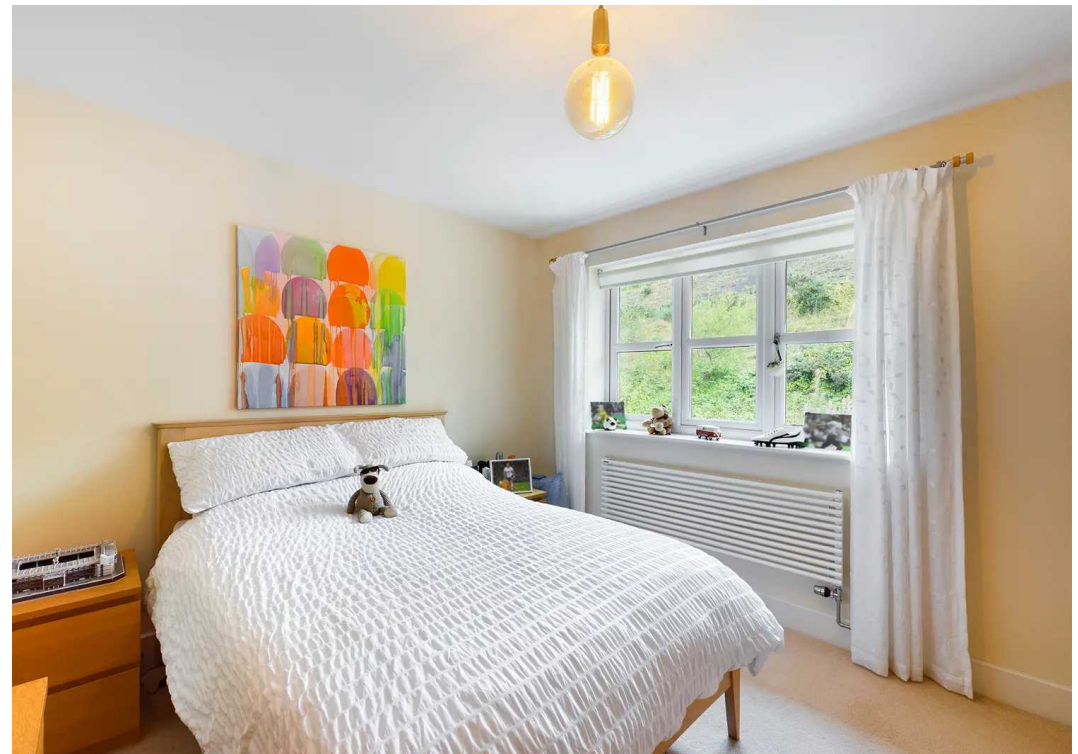
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









Approximate net internal area: 1851.61 ft² / 172.02 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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