



## 40a Somerset Street, Brynmawr, NP23 4RB

£280,000 Freehold

Detached Property • Lounge/Dining Room • Kitchen/Breakfast Room • Cloakroom/Utility • Four Bedrooms • Bathroom and En-suite • Driveway • Rear Garden

**BIDMEAD COOK**

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A modern detached property in a central position of Brynmawr. The accommodation is arranged over three floors and comprises an entrance hallway, kitchen/breakfast room, lounge/dining room, cloakroom/utility, first floor bathroom, four bedrooms and en-suite shower room to master. The property benefits from UPVC double glazing, a gas central heating system, driveway to front providing off road parking and a rear garden.

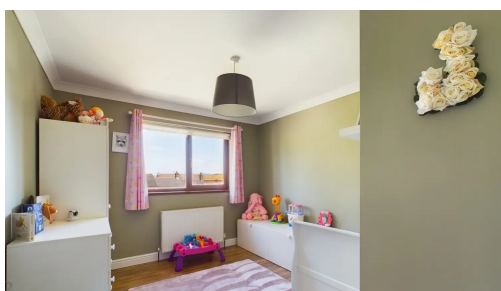


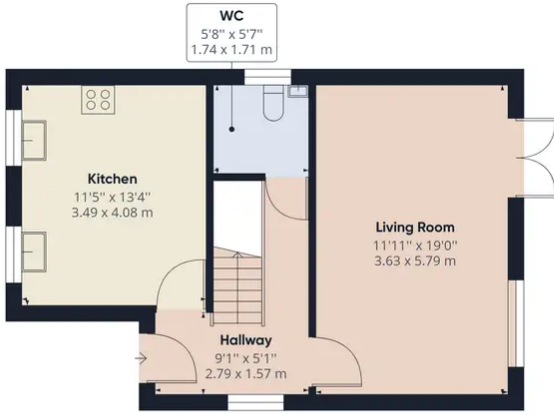
Council Tax band: D

Tenure: Freehold

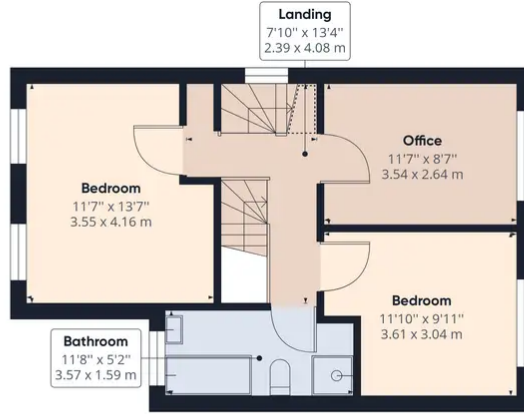
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor



Floor 1



Floor 2

**BIGHEAD CODE**

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

1245.47 ft<sup>2</sup>

115.71 m<sup>2</sup>

Reduced headroom

72.43 ft<sup>2</sup>

6.73 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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