



70 Queen Street, Nantyglo, NP23 4LW

£255,000



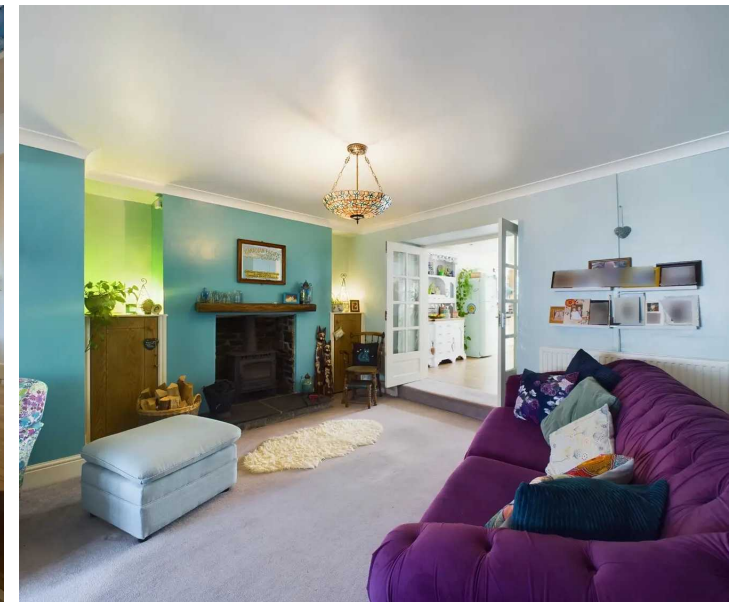
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70 Queen Street

Nantyglo, Ebbw Vale

- Terrace Cottage
- Lounge/Dining Room
- Cloakroom/W.C. and First Floor Shower Room
- En-suite
- Loft Room with En-suite Bathroom
- Front and Rear Gardens, Garage

A deceptively spacious, extended cottage in a popular position of the village of Nantyglo. This well-presented property comprises an entrance hallway, open-plan lounge/dining room with a multi-fuel burning stove, open-plan kitchen/diner, utility/pantry and cloakroom/W.C., and French doors leading out onto a courtyard seating area. To the first floor is a shower room, three double bedrooms, the master bedroom having an en-suite shower room and built-in wardrobe. To the loft are two rooms and en-suite bathroom. Agents note: Building Regulation Approval has not been applied for on the attic room conversion.



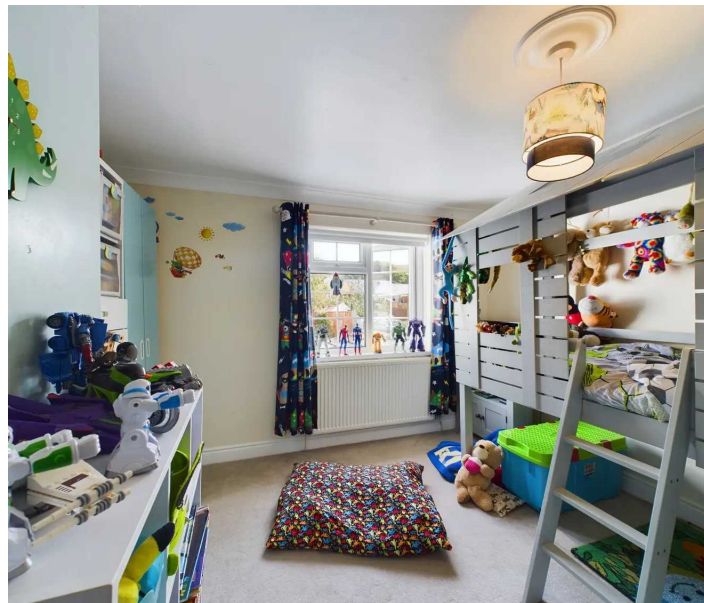
To the rear is a generous garden with established plants, shrubs and raised flower beds and comprises of a courtyard seating area, woodstore, outside water tap, patio seating, level lawned garden, decked seating area, summerhouse. A 22ft garage with electric roller-shutter doors, shelving, workbench, power and lighting along with a lean-to garden store the length of the garage opening out onto the rear lane.

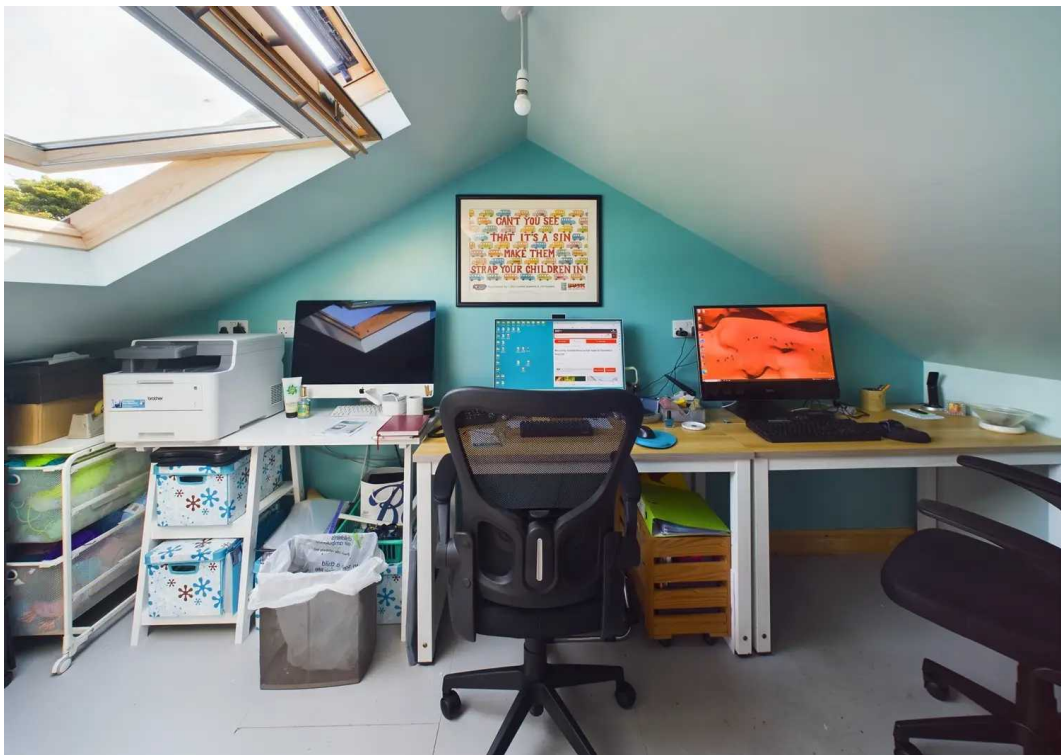
The property further benefits from a shingled front garden with established plants and trees, a gas central heating system and UPVC double glazing. Viewing of this property is a must to appreciate all that it offers.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2




Approximate total area⁽¹⁾

1996.17 ft²
185.45 m²

Reduced headroom

111.31 ft²
10.34 m²

(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.

GIRAFFE 360



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