



## 26 Fitzroy Street, Brynmawr, NP23 4RX

£120,000 Freehold

End-of-Terrace Property • Lounge/Dining Room/Kitchen • First Floor Bathroom • Rear Yard



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An end-of-terrace property within a central position of Brynmawr town centre. The accommodation comprises an open-plan lounge/dining room/kitchen, rear lobby/utility room, first floor bathroom with separate W.C. and three bedrooms. The property benefits from a wood-burning stove in the lounge, a gas central heating system, UPVC double glazing and a rear courtyard with storage shed and Right of Way over a neighbouring property providing access to the front.

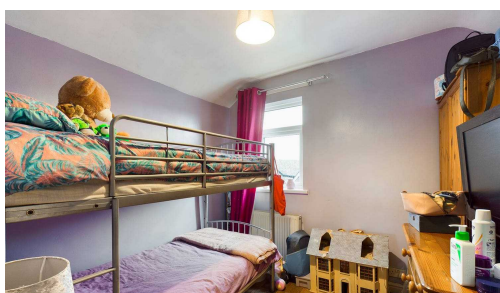
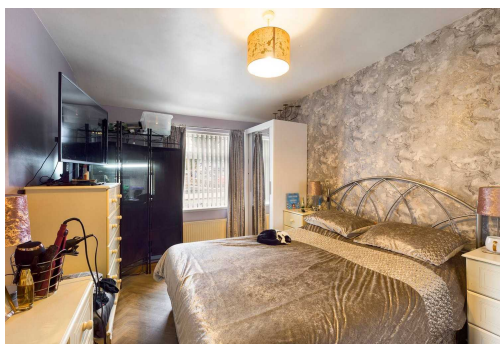


Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor



Floor 1

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

788.21 ft<sup>2</sup>  
73.23 m<sup>2</sup>

Reduced headroom

4.01 ft<sup>2</sup>  
0.37 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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