



Martindale Close, Tredegar, NP22 3HX

£240,000

Council Tax Band C



** NO CHAIN ** EPC: C **

Asset Estates are pleased to offer for sale this well-presented semi-detached property situated in Martindale Close, Tredegar. This property briefly comprises; entrance, open plan lounge/diner, modern fitted kitchen with integrated appliances, ground floor shower room, additional reception room, three bedrooms, first-floor bathroom, front and rear garden with detached garage and driveway.

Entrance

4'8" x 6'3" (1.48m x 1.94m)

Lounge/Diner

"L" Shaped room, measurements taken from the longest point
18'3" x 21'8" (5.59m x 6.66m)

Kitchen

8'5" x 9'9" (2.61m x 3.02m)

Reception Room

7'5" x 10' (2.29m x 3.05m)

Ground Floor Shower Room

5'2" x 6'5" (1.6m x 2m)

Landing

Asset Estates Ltd

Abertillery

Call: 01495 211311

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Email: info@assetestates.co.uk

8'1" x 8'5" (2.48m x 2.61m)

First Floor Bathroom

5'6" x 6'8" (1.71m x 2.1m)

Bedroom 1

8'5" x 11'1" (2.62m x 3.39m)

Bedroom 2

10'1" x 11'5" (3.08m x 3.51m)

Bedroom 3

7'1" x 8'1" (2.18m x 2.48m)

Garage

8'7" x 17'2" (2.66m x 5.26m)

Tenure

We have been informed that this property is freehold, intending purchasers should make enquires with their solicitor

Services

Mains gas, electric, water and drainage

Council Tax

Band: C

EPC: D

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 73 | 86 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



No statement in these details should be relied upon as representation of fact. Any purchaser should instruct their own survey in order to ensure the accuracy of the information within. Asset Estates, their employees and agents do not have any authority to give warranty or representation in respect of this property. The services and equipment at the property have not been tested and we cannot comment on their condition or adequacy. Asset Estates make thorough inquiries of the vendor to ensure that the information that we provide is as accurate as possible. If you are aware of any details that are incorrect, please inform Asset Estates in order for us to make the necessary changes.