



99 Cwmcelyn Road, Blaina, NP13 3LF

£100,000 Freehold

Mid-Terrace Property • Lounge • Dining Room • Kitchen • Bathroom • Two Bedrooms • Gardens • Garage •
Hardstanding



1 Bethcar Street, Ebbw Vale, Gwent, NP23 6HH
Tel: 01495 302301 Email: ebbwvale@bidmeadcook.co.uk
www.bidmeadcook.co.uk

A mid-terrace cottage in a sought after position of Blaina, located in the vicinity of Cwmcelyn Pond and nearby walks. The accommodation comprises a lounge, dining room, kitchen, ground floor bathroom and two interconnecting bedrooms to the first floor. Benefits include UPVC double glazing, a gas central heating system, rear garden, hardstanding for one vehicle and garage to the front with an additional far-reaching garden beyond. ****Ideal Investment Opportunity** **Early Enquiries Recommended****

Agents Note: We are advised the garden area to the front of the property is not currently on the title deeds and is in the process of being registered with HMLR.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E





Approximate total area⁽¹⁾
914.42 ft²
84.95 m²

(1) Excluding balconies and terraces

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



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contain within. These details do not constitute any part of any offer or contract. Bidmead Cook and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bidmead Cook or the vendors. Equipment: Bidmead Cook has not tested the equipment or central heating system mentioned in these particulars and the purchaser are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc. The Laws of copyright protect this material. Bidmead Cook is the owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Bidmead Cook is a trading name of trading name of BC Acquisition Ltd. Registered in England No.14967217