



4 Coates Row, Beaufort Wells, Rassau, NP23 5DD

Guide Price: £155,000 – £165,000 Freehold

End-of-Terrace Cottage • Lounge/Dining Room • Kitchen • Bathroom • Two Bedrooms • Gardens • Off Road Parking



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

A rare opportunity to purchase a property in the sought after location of Beaufort Wells, on the outskirts of Ebbw Vale and surrounded by farmland. This modernised cottage comprises an open-plan lounge/dining room, kitchen, two bedrooms and first floor bathroom. Benefits include UPVC double glazing, a gas central heating system, front and rear gardens and allocated parking for up to two vehicles. ****Early Enquiries Recommended****

Agents Note: We are advised there is Right of Way access across the front and rear of the neighbouring properties for no.4. Should it be of interest to a buyer, there is an additional piece of ground next to No.4 which would also be available to purchase. Further photographs to follow shortly.

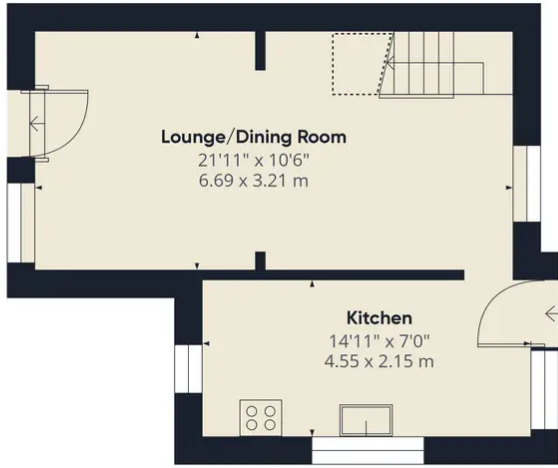


Council Tax band: A

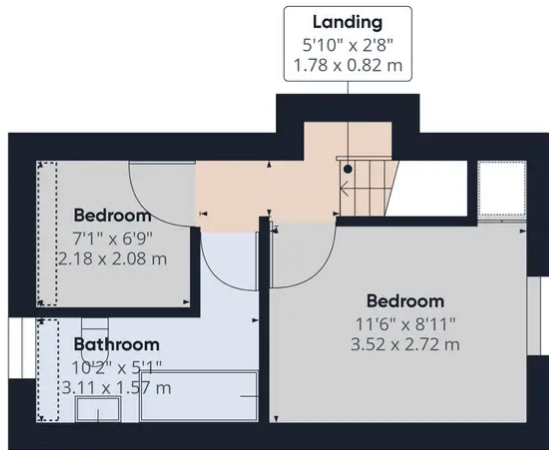
Tenure: Freehold

EPC Energy Efficiency Rating: D





Ground Floor



Floor 1

Approximate total area⁽¹⁾
585.42 ft²
54.39 m²

Reduced headroom
20.82 ft²
1.93 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.

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