



## 74 Scwrfa Road, Scwrfa, NP22 4AY

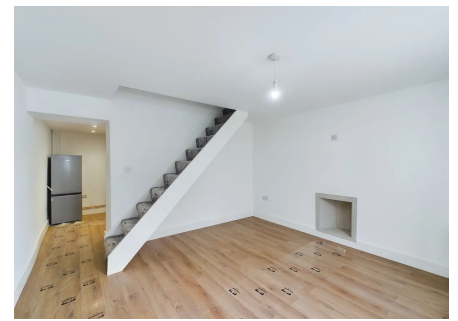
£140,000 Freehold

Mid-Terrace Property • Lounge/Dining Room • Kitchen/Breakfast Room • Bathroom • Two Bedrooms • Gardens • Off Road Parking



1 Bethcar Street, Ebbw Vale, Gwent, NP23 6HH  
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A modernised, mid-terrace cottage-style property in a sought after location of Tredegar. The accommodation comprises an open-plan lounge/dining room, kitchen/breakfast room, ground floor shower room and to the first floor are two bedrooms. The property benefits from UPVC double glazing, a gas central heating system, rear yard with elevated lawn and to the front of the property is a forecourt with shingled driveway providing off road parking for one vehicle. **\*\*Ideal First Time Buy\*\***

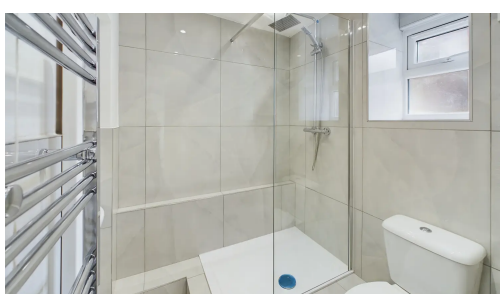


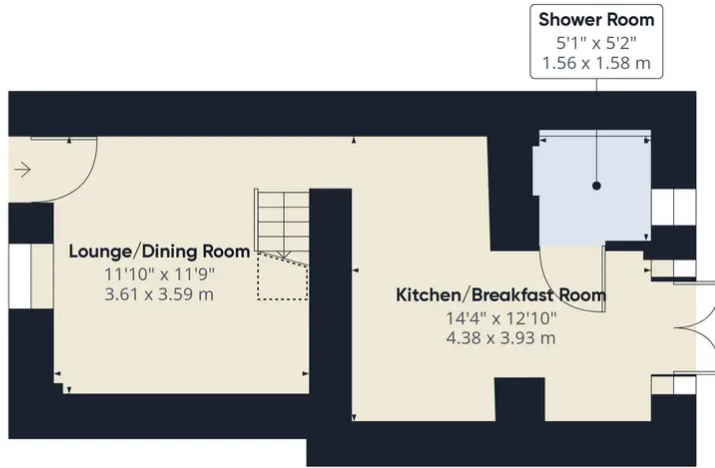
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
554.08 ft<sup>2</sup>  
51.48 m<sup>2</sup>

Reduced headroom  
10.3 ft<sup>2</sup>  
0.96 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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