



4 Hawthorn Road, Beaufort, NP23 5HS

£310,000



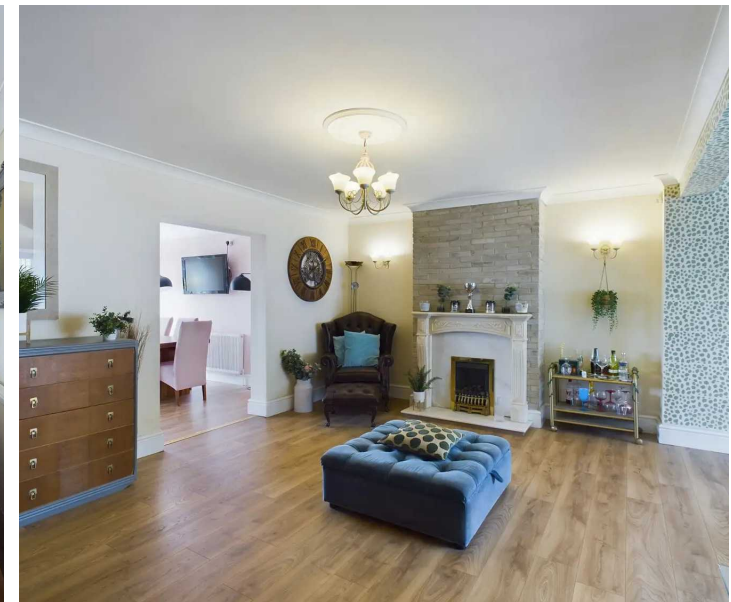
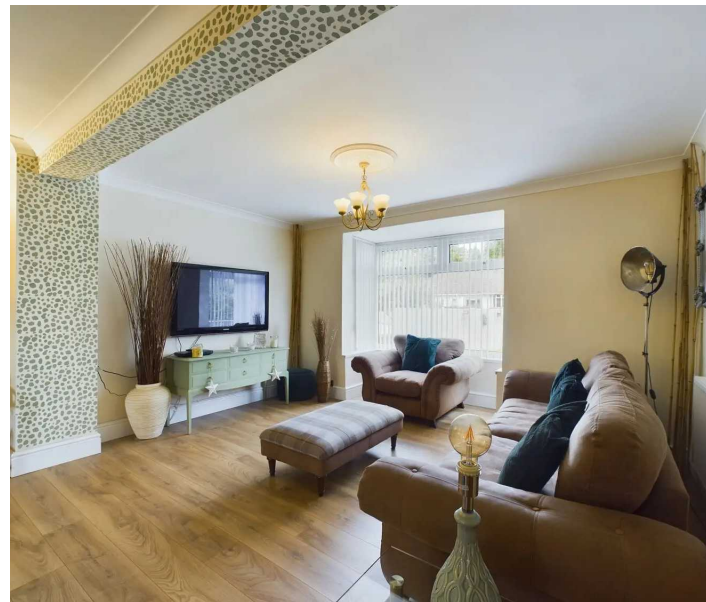
1 Bethcar Street, Ebbw Vale, Gwent, NP23 6HH
Tel: 01495 302301 Email: ebbwvale@bidmeadcook.co.uk
www.bidmeadcook.co.uk

4 Hawthorn Road

Beaufort, Ebbw Vale

- Semi-Detached Property
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Four Bedrooms
- Bathroom
- Gardens
- Driveway

A beautifully presented and extended semi-detached property in a sought after position of Beaufort. To the ground floor the property comprises an entrance hallway, spacious open-plan lounge/dining room, kitchen/breakfast room with French doors leading out to the rear garden and a utility room (previously the kitchen). To the first floor are three bedrooms and a bathroom having a four piece suite to include a separate shower cubicle. The fourth bedroom is in the loft space.



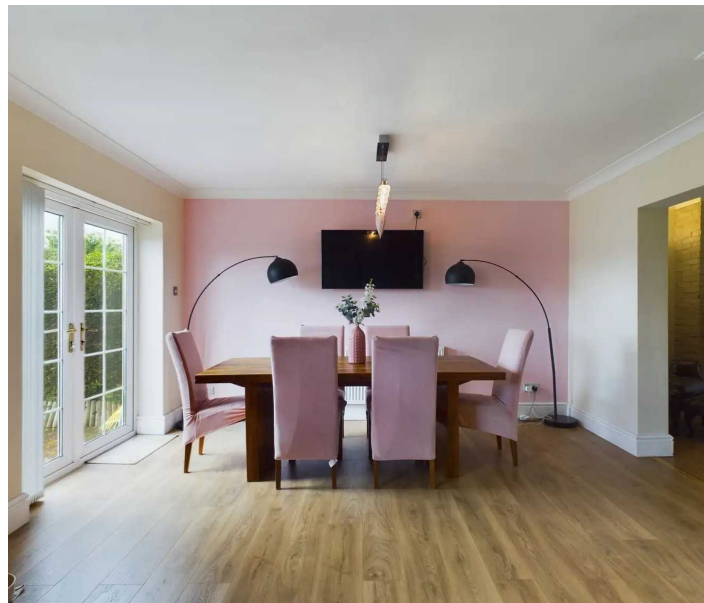
The property benefits from UPVC double glazing and a gas central heating system. To the front is a level garden with gated driveway providing off road parking for several vehicles. The rear garden incorporates a paved seating area having steps leading down to a lawned garden. There is rear access to an additional piece of ground which previously housed a garage and is currently being used as additional parking. ****Must Be Viewed to Appreciate** **Ideal Family Home****

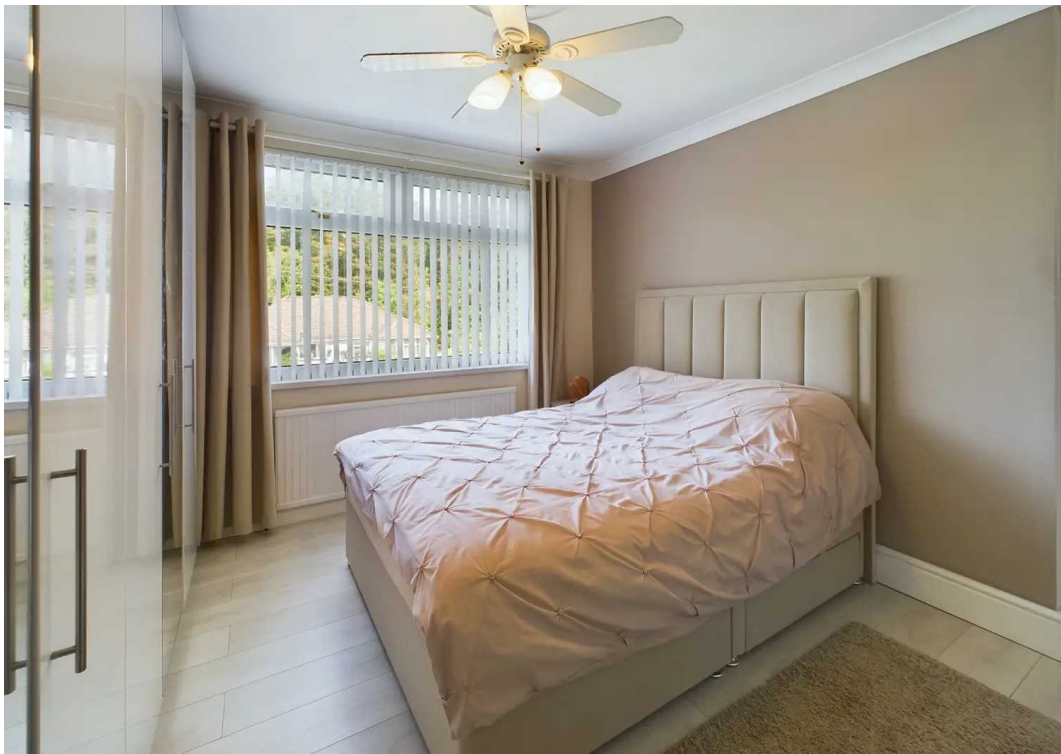
Agents Note: We are advised this property is of Woolaway construction and, should a mortgage be required, this information will need to be disclosed to the lender.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D









Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1506.34 ft²

139.94 m²

Reduced headroom

89.01 ft²

8.27 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.

GIRAFFE 360



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