



## 16 Waen Fawr, Nantyglo, NP23 4BD

£200,000 Freehold

Semi-Detached Property • Lounge and Sitting/Dining Room • Kitchen • Utility Room • Cloakroom/W.C. • Bathroom •  
Three Bedrooms • Gardens • Off Road Parking



1 Bethcar Street, Ebbw Vale, Gwent, NP23 6HH  
Tel: 01495 302301 Email: [ebbwvale@bidmeadcook.co.uk](mailto:ebbwvale@bidmeadcook.co.uk)  
[www.bidmeadcook.co.uk](http://www.bidmeadcook.co.uk)

A well-presented, semi-detached property comprising an entrance hallway, lounge with wood-burning stove, kitchen, sitting/dining room, rear entrance lobby/hallway, utility room and cloakroom/W.C.. To the first floor are three bedrooms and a bathroom. The property benefits from UPVC double glazing, a gas central heating system, rear garden with decked seating area and a lawned front garden with gated driveway providing off road parking for several vehicles. **\*\*Ideal Family Home\*\***  
**\*\*Viewing Recommended to Appreciate\*\***

Agents Note: We are advised by the current owner that the gardens are currently a work in progress.



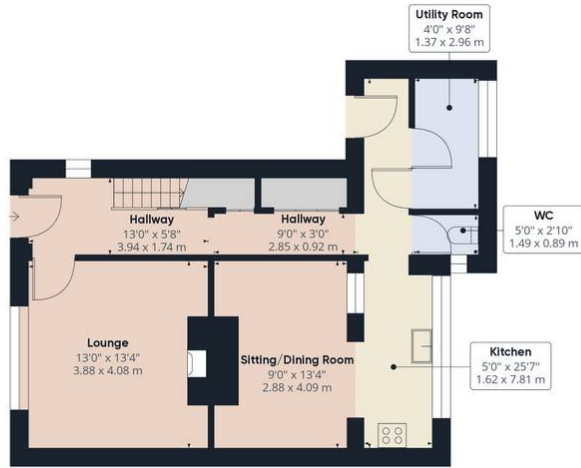
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Ground Floor

Approximate total area<sup>(1)</sup>  
995.77 ft<sup>2</sup>  
92.51 m<sup>2</sup>



Floor 1

(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



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