

## 13 Heol Waen, Rassau, NP23 5PT

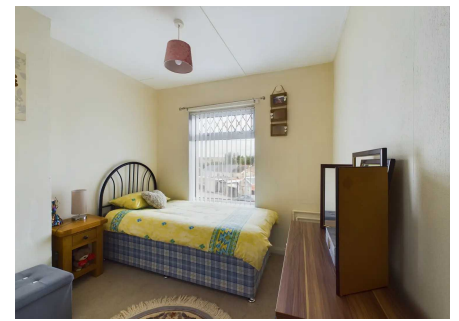
£140,000 Freehold

Semi-Detached Property • Three Bedrooms • Ground Floor W.C. and First Floor Bathroom • Front and Rear Gardens • Driveway • Popular Area



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A semi-detached property within the area of Rassau, Ebbw Vale, being conveniently located for access to the A465 and local amenities. The accommodation comprises an entrance hallway, living room, kitchen/diner, cloakroom/W.C., and to the first floor are three bedrooms and bathroom. Benefits include double glazing, a combi-gas central heating system, front and rear gardens having rear access, and a driveway providing off road parking. **\*\*Ideal Family Home\***



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Ground Floor

Approximate total area<sup>(1)</sup>

856.16 ft<sup>2</sup>

79.54 m<sup>2</sup>

Reduced headroom

0.54 ft<sup>2</sup>

0.05 m<sup>2</sup>



Floor 1

(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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