



## 4 Gwaun Delyn Close, Nantyglo, NP23 4NQ

£355,000 Freehold

Detached Bungalow • Lounge • Kitchen • Dining Room • Shower Room • Three Bedrooms • Driveway • Garage •



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A smartly presented detached bungalow in a sought after location of Nantyglo within a cul-de-sac position boasting an open outlook to the rear and far reaching views of the mountainside. The accommodation comprises an entrance hallway, kitchen, dining room, lounge with sliding doors opening into a conservatory with French doors leading out to the rear, modern shower room and three double bedrooms. Benefits include UPVC double glazing, combi gas central heating system, surrounding gardens, gated driveway providing off road parking for up to three vehicles and a detached garage. Viewing highly recommended. The main photograph shows the rear of the property.

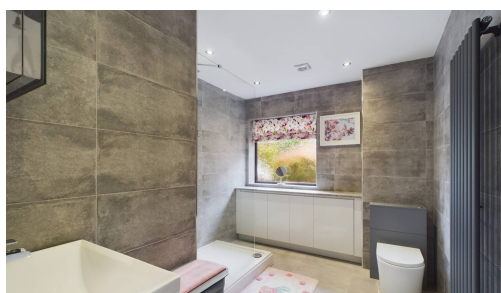


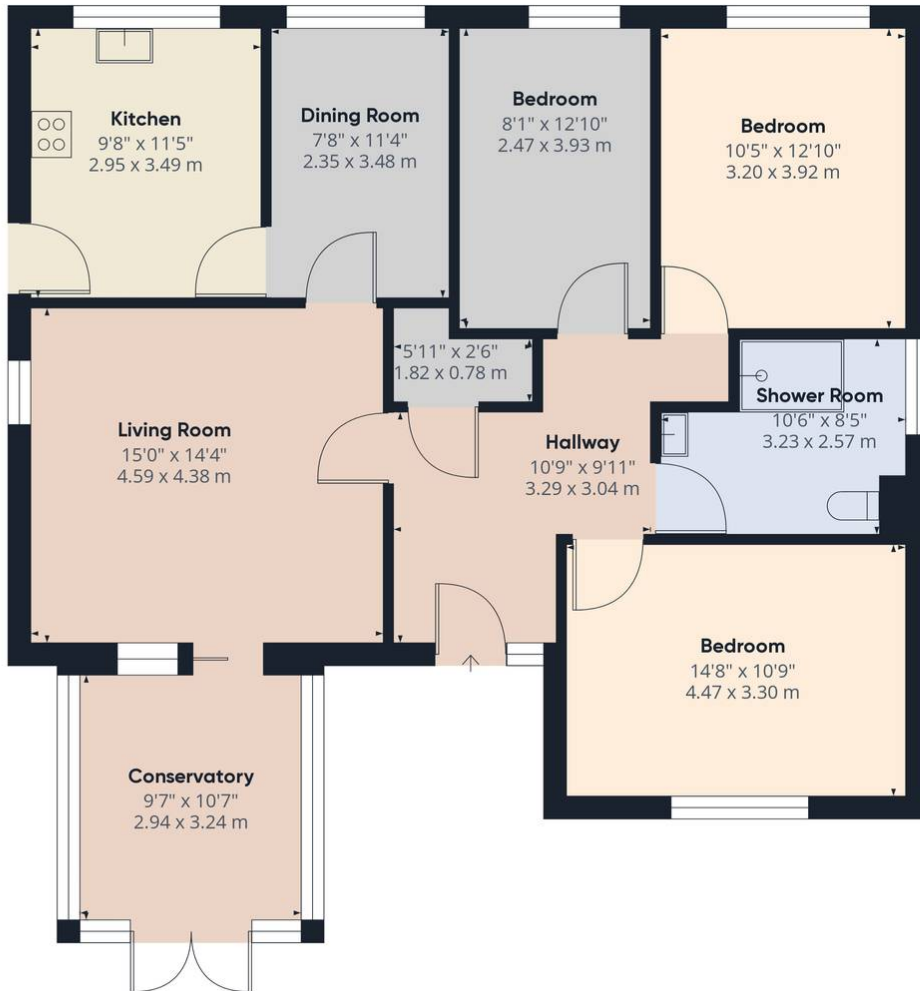
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





**Approximate total area<sup>(1)</sup>**  
1143.77 ft<sup>2</sup>  
106.26 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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