

## 32 Brynawelon, Nantyglo, NP23 4BZ

£110,000 Freehold

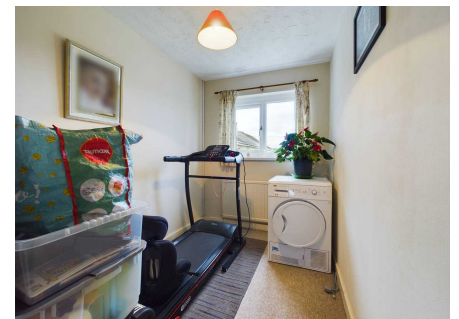
Semi-Detached Property • Three Bedrooms • Bathroom • Outdoor Storage • Garden with Pleasant Views • Cul-de-Sac Position



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An semi-detached property within a cul-de-sac position. Conveniently located for the local bus route and amenities. The accommodation comprises an entrance hall, living room, kitchen/dining room and to the first floor are three bedrooms and bathroom. Benefits include double glazing, a combi gas central heating system, front, side and rear gardens with two outdoor storage buildings and open views to the farmland behind. Ideal family home.

Agents Note: We are advised this property is of non-standard construction and there are solar panels at the property. Further information available from agent.



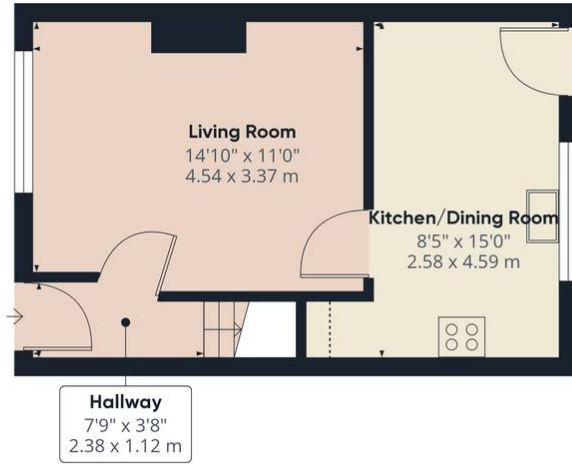
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





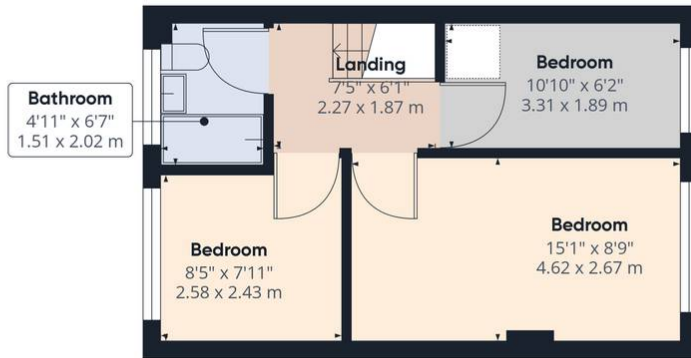
Ground Floor

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

669.19 ft<sup>2</sup>  
62.17 m<sup>2</sup>

**Reduced headroom**

3.66 ft<sup>2</sup>  
0.34 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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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