



## 3a Morgan Street, Tredegar, NP22 3NA

£75,000 Freehold

Mid-Terrace Property • Lounge • Kitchen/Dining Room • W.C./Utility • Two Bedrooms • First Floor Bathroom •  
Basement • Rear Garden



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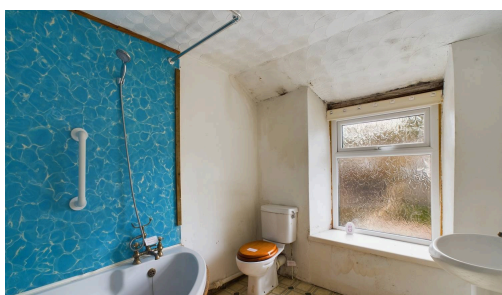
A mid-terrace property in a central position of Tredegar town centre. The accommodation comprises an entrance hallway, lounge, open-plan kitchen/dining room, ground floor W.C./utility and to the first are two bedrooms and bathroom. The property benefits from a basement having two rooms, UPVC double glazing, a gas central heating system and rear garden. **\*\*Ideal Investment Opportunity\*\***



Council Tax band: A

Tenure: Freehold

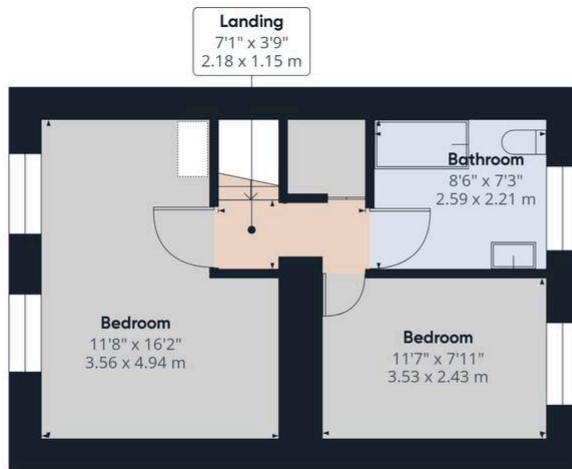
EPC Energy Efficiency Rating: D





Ground Floor

Approximate total area<sup>(1)</sup>  
864.23 ft<sup>2</sup>  
80.29 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.

Calculations are based on RICS IPMS 3C standard.

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