



## 3a Howy Road, Rassau, Ebbw Vale - NP23 5TW

£95,000 Leasehold

Ground Floor Flat • Two Double Bedrooms • Shower Room • Garden • Popular Area



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A well-presented ground floor flat situated within the popular location of Rassau, Ebbw Vale. Conveniently located for access to local amenities and the A465 Heads of the Valleys Road. The accommodation comprises an entrance hallway, living room, kitchen/diner, shower room and two double bedrooms. Benefits include double glazing, a combi-gas central heating system and a pleasant garden and rear yard. **\*\*Ideal First Time Buy\*\*No Chain\*\***

Agents Note: We are advised this property is Leasehold. A 125 year lease commencing June 1991. Ground Rent is fixed at £10 per annum, there is no Service Charge.

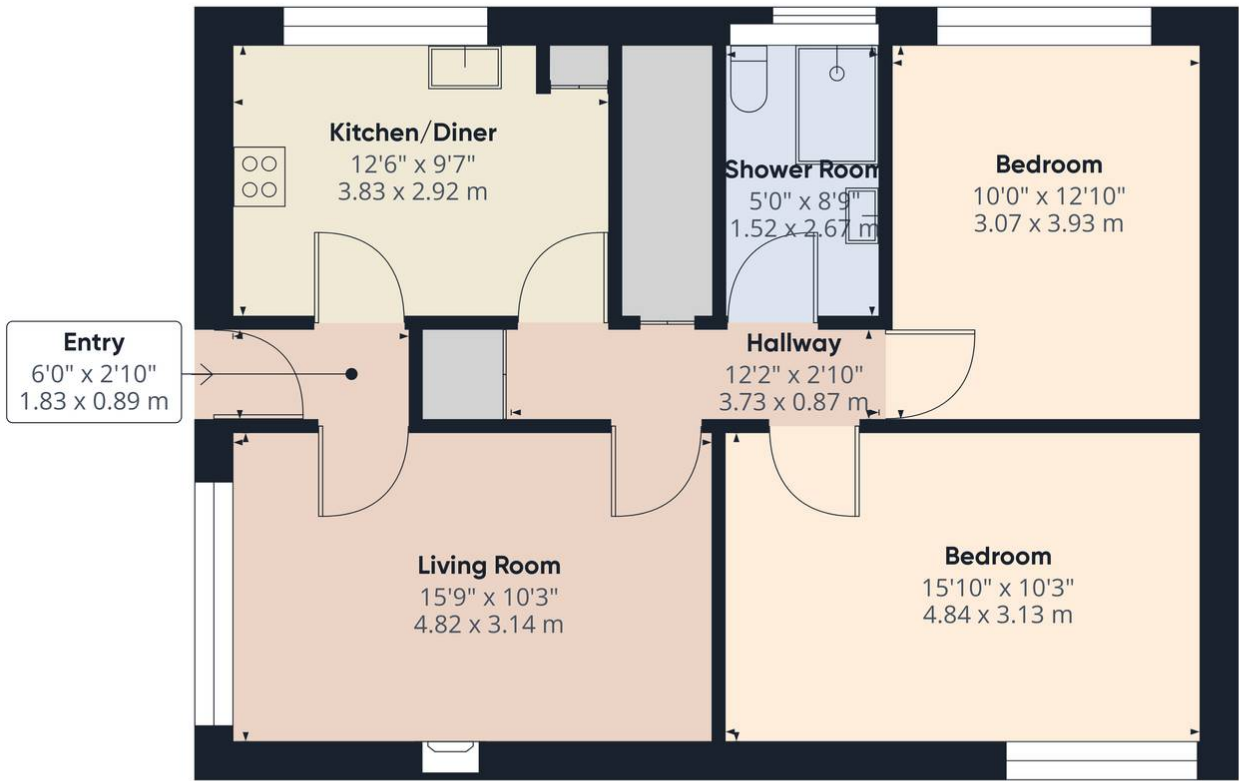


Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D





Approximate total area<sup>(1)</sup>  
709.02 ft<sup>2</sup>  
65.87 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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