



## 18 Bryn Awelon Road, Beaufort, Ebbw Vale.

Offers In The Region Of - £150,000 Freehold

Mid Link Property • Two Double Bedrooms • Kitchen/Diner • Living Room • First Floor Bathroom • Driveway •  
Sought After Location - EPC - C



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\*The following property details are a draft and awaiting vendor's approval\*

A smartly presented two bedroom mid link property within a sought after location of Beaufort, Ebbw Vale. Conveniently located for access to the A465 Heads of the Valley Road, local amenities, and train station.

The accommodation comprises entrance, kitchen/diner, living room, two double bedrooms and first floor bathroom. Benefits include upvc double glazing, a combi boiler gas central heating system, an enclosed rear garden with outdoor storage, a driveway to the front of the property and an additional parking space within a resident's carpark.

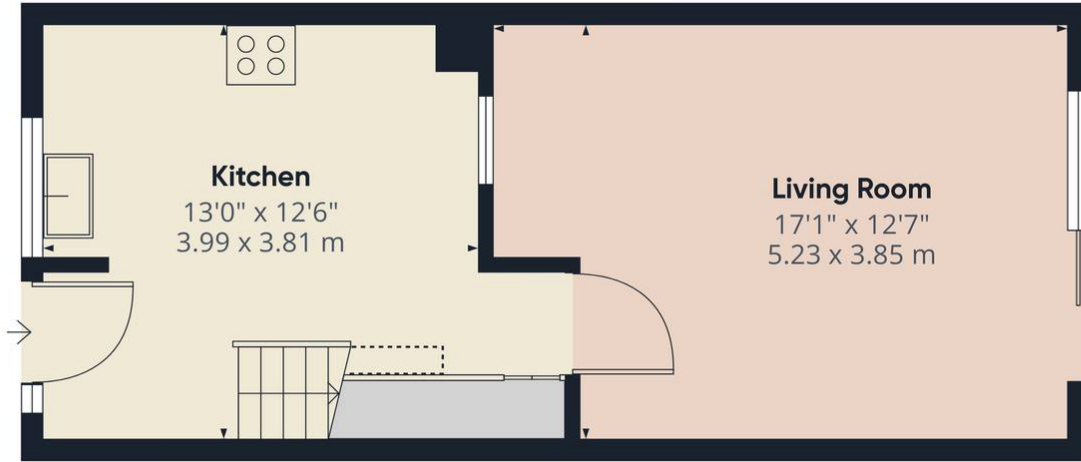


Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



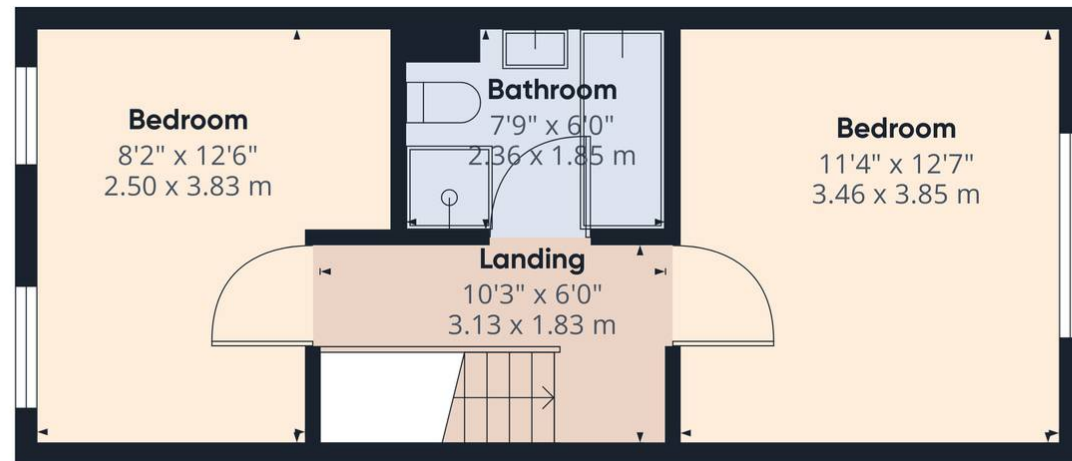


Ground Floor

**Approximate total area<sup>(1)</sup>**  
729.36 ft<sup>2</sup>  
67.76 m<sup>2</sup>

**Reduced headroom**  
43.38 ft<sup>2</sup>  
0.37 m<sup>2</sup>

(1) Excluding balconies and terraces



Floor 1

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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