



Lakeside Way, Nantyglo, Ebbw Vale, NP23 4AL

£325,000

Council Tax Band E





**\*\*GUIDE PRICE £325,000 to £330,000 \*\***

**VIDEO TOUR \*\* EPC RATING: C \*\* IDEAL FAMILY HOME \*\* GARAGE & OFF-ROAD PARKING \*\* We are pleased to offer for sale this well presented semi detached property situated in the popular location of Lakeside Way, Nantyglo, this property has easy access to Lakeside Retail Park, Brynmawr town centre, the A465 Heads of The Valleys Road and all major road links.**

The ground floor briefly comprises; hallway, large lounge, fitted kitchen-diner with integrated appliances and WC. The first floor provides the bathroom, three ample sized bedrooms and office/study, including the landing and stairs. The second floor houses the large primary suite incorporating an en-suite. Externally the front has a pleasant forecourt; side access leading to parking for at least two vehicles leading onto to an ample sized garage. Pleasant rear garden with access from all areas completes this impressive property.

- Semi Detached House
- Four Bedrooms
- Large Lounge
- Modern Fitted Kitchen
- Gas Central Heating
- Garage & Off Road Parking
- Double Glazing

## Rooms

### Entrance Hall

All measurements taken at the largest possible point.  
6'4" x 11'8" (1.96m x 3.61m)

### Lounge

All measurements taken at the largest possible point.  
10'3" x 18'8" (3.14m x 5.73m)

### Kitchen-Diner

All measurements taken at the largest possible point.  
23' x 18'8" (7.03m x 5.74m)

### Rear Hallway

All measurements taken at the largest possible point.  
3' x 3' (0.92m x 0.93m)

### Ground-Floor WC

All measurements taken at the largest possible point.  
3' x 4'4" (0.92m x 1.37m)

### Stairs and Landing to First-Floor

### Office/Study

All measurements taken at the largest possible point.  
10'5" x 6'5" (3.21m x 1.99m)

### Bedroom 2

All measurements taken at the largest possible point.  
15'8" x 14'6" (4.84m x 4.45m)



### **Main Bathroom**

All measurements taken at the largest possible point.  
6'2" x 14' (1.89m x 4.29m)

### **Bedroom 3**

All measurements taken at the largest possible point.  
14'2" x 12'3" (4.33m x 3.75m)

### **Bedroom 4**

All measurements taken at the largest possible point.  
12' x 10'3" (3.67m x 3.15m)

### **Stairs and Landing to Second-Floor**

### **Bedroom 1**

All measurements taken at the largest possible point.  
30'8" x 16'9" (9.39m x 5.16m)

### **Ensuite**

All measurements taken at the largest possible point.  
10'3" x 7'6" (3.16m x 2.34m)

### **Services**

Mains gas, electric, water and drainage

### **Tenure**

We have been informed that this property is freehold,  
intending purchasers should make enquires with their  
solicitors.

### **Council Tax**

Band - E



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Abertillery

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