



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



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.

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Ground Floor
59.4 sq.m. (639 sq.ft.) approx.



1st Floor
74.5 sq.m. (802 sq.ft.) approx.



2nd Floor
51.9 sq.m. (558 sq.ft.) approx.



TOTAL FLOOR AREA : 185.7 sq.m. (1999 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	