



Pen-y-Mynydd, Nine Arches Penybont

£325,000 Freehold

Detached Four Bedroom House • Three Reception Rooms • Kitchen/Diner • Utility Area • Ground Floor WC • En-Suite • First Floor Bathroom • Double Garage • No Chain • EPC - C



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A four bedroom detached property within a cul de sac position of a sought after location of Tredegar. Conveniently located for access to the A465 Heads of the Valley Road and local amenities.

The accommodation comprises entrance porch and hallway, living room, dining room, conservatory, kitchen/diner, utility room and WC to the ground floor, and four bedrooms, en-suite, and bathroom to the first floor. The property benefits from upvc double glazing, a combi boiler gas central heating system, surrounding grounds with picturesque views to the rear aspect. There is a double garage and a driveway offering ample off road parking. Ideal family home. No Chain.



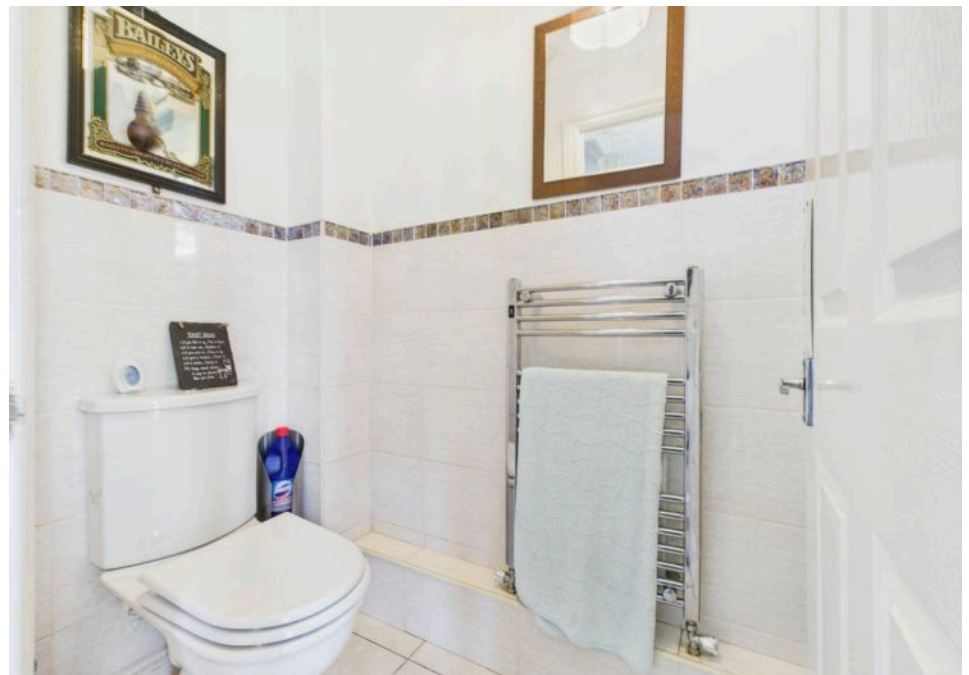
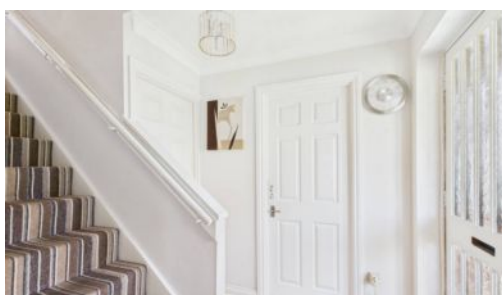
Tredegar has a selection of shops, schools and leisure facilities and the property is situated within 1/2 mile of the town centre. The A465 Heads of The Valleys Road is easily accessed and there are railway stations at the neighbouring towns of Ebbw Vale and Rhymney, which have direct services to Cardiff.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Floor 0



Floor 1

Approximate total area⁽¹⁾
 107.8 m²
 1159 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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