



**87 Marine Street, Cwm, Ebbw Vale, NP23 7SU**  
**Offers Over £127,000**

EXTENDED END TERRACE PROPERTY\*\* \*\*IDEAL FAMILY HOME WITH ADDITIONAL LOFT SPACE\*\*

Sage and Co are pleased to offer FOR SALE this END TERRACE THREE BED PROPERTY situated in the village of Cwm, Ebbw Vale close to major road and rail links. The property benefits from living through dining room, kitchen and shower room to the ground floor whilst to the first floor are THREE GOOD SIZE BEDROOMS, separate WC and stairs to the LOFT ROOM. Further benefits include double glazing, gas central heating and a good size enclosed patio garden with gated access to the side. This property is being sold with NO ONWARD CHAIN and a viewing is advised.

COUNCIL TAX BAND: A  
EPC RATING: D



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## ENTRANCE

Enter through a double glazed front door.

## ENTRANCE PORCH

Tiled floor, door through to:

## LIVING/DINING ROOM

14'1" to chimney breast x 20'11" (4.30 to chimney breast x 6.39)

Double glazed windows to the front and rear, two central heating radiators, multi fuel stove, under stairs storage cupboard, dado rail, stairs to the first floor.

## KITCHEN

7'8" x 11'0" (2.34 x 3.36)

A range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, gas cooker point, plumbing for automatic washing machine, space for fridge/freezer, space for tumble dryer, double glazed window to the side, tiled floor, door to:

## INNER PORCH

Double glazed door to the rear, door to:

## SHOWER ROOM

5'9" x 8'3" (1.76 x 2.54)

Step in double shower cubicle, low level WC, pedestal wash hand basin, wall mounted combi boiler, central heating radiator.

## STAIRS TO THE FIRST FLOOR - LANDING

Central heating radiator, stairs to the loft room, doors to:

## BEDROOM ONE

8'9" x 14'6" (2.67 x 4.44)

Two double glazed windows to the front, two central heating radiators, laminate flooring.

## BEDROOM TWO

8'5" x 8'11" (2.57 x 2.72)

Double glazed window to the rear, central heating radiator, laminate flooring.

## BEDROOM THREE

8'4" x 10'7" (2.56 x 3.24)

Double glazed window to the rear, central heating radiator, spot lighting.

## WC

Low level WC, pedestal wash hand basin, obscure double glazed window to the side.

## LOFT ROOM

13'9" x 6'10" min (4.21 x 2.10 min)

Velux window, laminate flooring.

## OUTSIDE

REAR: good size enclosed patio with gated access to the side.

## TENURE

We have been advised freehold

