



**269 Carn y Cefn, Ebbw Vale, NP23 6FL**  
**Offers Over £180,000**

**\*\*IDEAL FIRST TIME BUY\*\***

Sage and Co are delighted to offer FOR SALE this EXCEPTIONALLY WELL PRESENTED END LINK PROPERTY on the popular CARN Y CEFN DEVELOPMENT in Ebbw Vale close to the Town Centre and with easy access to the A465 Heads of the Valley Link Road. The property offers to the ground floor LIVING ROOM, KITCHEN/DINER and ground floor WC, while to the first floor are TWO DOUBLE BEDROOMS and the family bathroom. Outside is a spacious lawned rear garden with gated side access leading to a driveway at the front offering TWO PARKING SPACES. This property is being sold with NO ONWARD CHAIN and a viewing is highly advised not to miss out.  
EPC RATING: B  
COUNCIL TAX BAND: B



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## ENTRANCE

Enter through a composite front door.

## ENTRANCE HALLWAY

Central heating radiator, tiled floor, stairs to the first floor.

## GROUND FLOOR WC

Low level WC, pedestal wash hand basin, tiled floor, central heating radiator, obscure double glazed window to the front.

## LIVING ROOM

15'1"ax 13'3" min x 9'2" (4.62max 4.05 min x 2.81)

Double glazed window to the front central heating radiator, under stairs storage cupboard.

## KITCHEN/DINER

8'0" x 12'7" (2.46 x 3.85)

A modern fitted kitchen with a range of high gloss base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, inset gas hob and electric oven, integrated dishwasher, integrated fridge/freezer, integrated washing machine, wall mounted combi boiler, spot lighting, central heating radiator. tiled floor, double glazed window and "French" doors to the rear

## STAIRS TO THE FIRST FLOOR - LANDING

Loft access, doors to:

## BEDROOM ONE

8'2" x 10'9" (2.49 x 3.29)

Double glazed window to the rear, central heating radiator, fitted mirrored wardrobes to one wall.

## BEDROOM TWO

8'5" max 5'5" min x 12'9" max 9'3" min (2.58 max 1.67 min x 3.90 max 2.84 min)

Two double glazed windows to the front, central heating radiator, central heating radiator, large storage cupboard.

## FAMILY BATHROOM

Panelled bath, mixer tap and shower over, glass shower screen, close coupled WC, pedestal wash hand basin, modern heated towel rail, tiled floor.

## OUTSIDE

FRONT: Driveway providing off road parking for two vehicles.

SIDE: Pedestrian access to rear.

REAR: Good size level rear garden laid to lawn.

## TENURE

We have been advised freehold

