



**102 King Street, Cwm, NP23 7SJ**

**Guide Price £80,000**

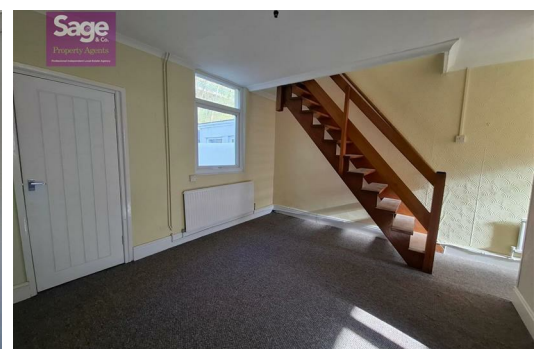
**\*\*GUIDE PRICE £80,000 TO £90,000\*\***

Sage and Co are delighted to offer this THREE BED MID TERRACE PROPERTY situated in the village of Cwm, Ebbw Vale close to local amenities including leisure facilities with swimming pool & outdoor sports fields, schools including primary, secondary & higher education, there is also Ysbyty Aneurin Bevan hospital and a short distance is the Town Centre and Train station (with direct access to Cardiff) and the A465/Heads of the Valleys road. This property offers THREE BEDROOMS, TWO SITTING ROOMS and a NEWLY FITTED KITCHEN with the family bathroom situated on the ground floor. Outside is a COURTYARD with gated access to the rear lane.

This property is ideal for a FIRST TIME BUYER OR INVESTOR.

Book your viewing to day not to miss out!!

EPC RATING: TBA  
COUNCIL TAX BAND A



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ENTRANCE

Enter through a part glazed front door.

ENTRANCE PORCH

Tiled floor, glazed door through to hallway.

ENTRANCE HALLWAY

Single radiator, stairs to the first floor.

LIVING ROOM

12'1" x 10'9" (3.70 x 3.28)

Double glazed window to the front, double radiator.

DINING ROOM

11'5" x 13'11" (3.48 x 4.26)

Double glazed widow to the rear, single radiator, feature fireplace with gas fire.

KITCHEN

11'1" x 7'8" (3.38 x 2.36)

Newly installed kitchen with a range of base and wall units, rolled edge work surface, inset stainless steel sink unit, mixer tap over, tiled splashback, inset electric hob and oven, plumbing for automatic washing machine, space for fridge/freezer, single radiator, double glazed window to the side, tiled floor.

FAMILY BATHROOM

7'5" x 8'0" (2.27 x 2.45)

Panelled bath, separate shower cubicle, pedestal wash hand basin, single radiator, tiled floor, obscure double glazed window to the side.

SEPARATE WC

Low level WC, obscure double glazed window to the side.

STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the rear, loft access, doors to:

BEDROOM ONE

9'3" x 12'6" (2.82 x 3.83)

Double glazed window to the front, single radiator, coved ceiling.

BEDROOM TWO

8'5" x 9'10" (2.57 x 3.00)

Double glazed window to the rear, single radiator, airing cupboard housing combi boiler.

BEDROOM THREE

5'10" x 9'3" (1.78 x 2.82)

Double glazed window to the front, single radiator, coved ceiling.

OUTSIDE

REAR: Rear courtyard with gated access to rear lane.

TENURE

We have been advised freehold but buyers are advised to check

