



## 23 St. James Park, Tredegar

£349,950 Freehold

Detached House • Three Bedrooms • Open Plan Living/Dining Room • Modern Kitchen • Ground Floor WC • First Floor Bathroom • Conservatory • Garage • Gardens • EPC – C, Council Tax Band C



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A modernised detached house set within a cul de sac position of the sought after location of St James Park, which neighbours a recreational area and forestry walks. The property is also conveniently located for access to the A465 Heads of the Valley Road and local amenities.

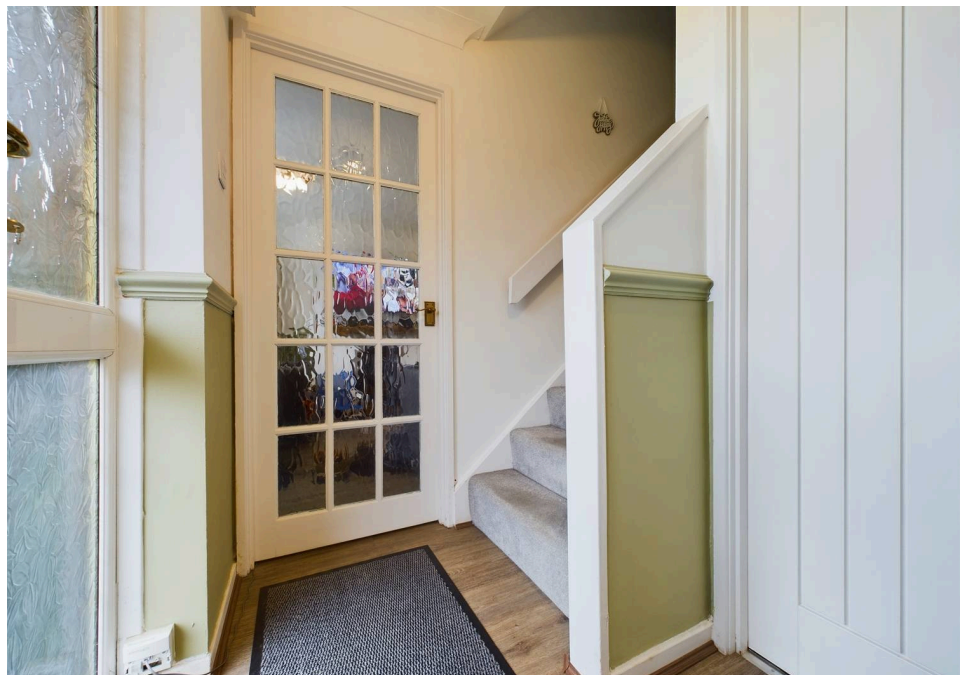
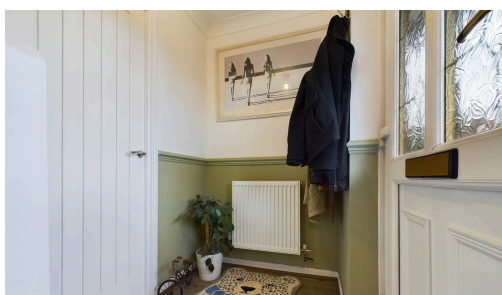
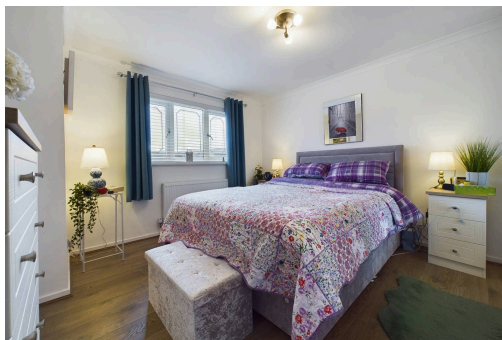
The accommodation comprises entrance hallway, living/dining room, kitchen, conservatory, ground floor WC, first floor bathroom, three bedrooms with an en-suite to the master bedroom. Benefits include upvc double glazing, a combi boiler gas central heating system, an enclosed garden to the front and rear of the property and a detached garage with driveway.



EPC - C

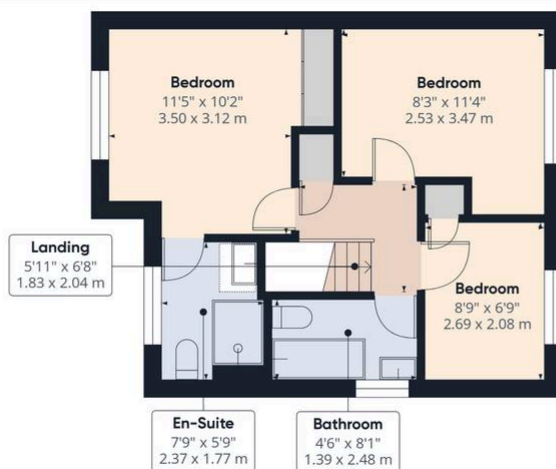
Council Tax band: C

Tenure: Freehold





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
916.23 ft<sup>2</sup>  
85.12 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

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