



91 Cripps Avenue, Cefn Golau

£105,000 Freehold

Semi Detached House • Three Bedrooms • Living Room • Kitchen/Diner • First Floor Bathroom • Front and Rear Gardens • Open Outlook • EPC - D Council Tax Band - A



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A three bedroom semi detached house situated within Tredegar, conveniently located for access to the A465 Heads of the Valley Road, local amenities, and train station at Rhymney.

The accommodation comprises living room, kitchen/diner, three bedrooms and first floor bathroom. Benefits include upvc double glazing, a gas central heating system, enclosed front and rear garden with an open outlook.

*****AGENTS NOTES*****

This property is of **Non-Standard Construction**. Please discuss with a mortgage adviser before proceeding.



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 from the town. There are railway stations at the neighbouring towns of Ebbw Vale and Rhymney, which have direct services to Cardiff. Council Tax band: A

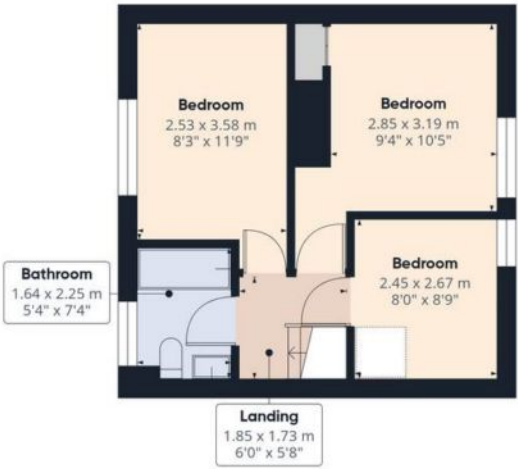
Tenure: Freehold

EPC Energy Efficiency Rating: D





Floor 0



Floor 1

Approximate total area^m
68.4 m²
737 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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