



Gwaun Delyn Close, offers over £375,000

- Council Tax Band D
- No onward chain
- Sought after location
- Beautiful views
- Garage
- Well-presented
- EPC Rating: C



 3  1  1



About the property

A well-presented three bedroom detached bungalow in a popular cul-de-sac location in Blaina. Conveniently located close to local amenities and transport links. Being sold with no onward chain, this property is a great investment and family home.

The bungalow briefly comprises of entrance hall, kitchen, reception room which leads to the conservatory, dining room, three bedrooms and shower room. Off road parking is provided by a gated multi car driveway and garage. To the front of the property is a lawn area and to the rear is a tiered garden with spectacular views.

Set in the heart of the welsh valleys, close to local amenities and transport links such as the A465 Heads of the Valleys Road and popular bus routes, ideal if commuting.

Early viewing highly recommended.



Accommodation

Hall

Doors to living room, three bedrooms, storage room and shower room.

Storage Room

Living Room

14' 5" Max x 15' 1" Max (4.39m Max x 4.60m Max)
Window to side. Door to dining room. Sliding doors to conservatory.

Conservatory

Windows surrounding. Patio doors to front.

Dining Room

11' 6" Max x 7' 9" Max (3.51m Max x 2.36m Max)
Window to rear. Door to kitchen.

Kitchen

11' 7" Max x 9' 1" Max (3.53m Max x 2.77m Max)
Window to rear. Fitted cupboards. Door to side.

Bedroom 1

10' 1" Max x 14' 9" Max (3.07m Max x 4.50m Max)
Window to front.

Bedroom 2

13' 1" Max x 10' 6" Max (3.99m Max x 3.20m Max)
Window to rear.

Bedroom 3

13' 1" Max x 8' 2" Max (3.99m Max x 2.49m Max)
Window to rear.

Shower Room

Fitted shower, wash basin and toilet.

Garage

19' 8" Max x 11' 6" Max (5.99m Max x 3.51m Max)
Roller shutter to front and door to side.

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Floorplan



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