



## 55 MARINE STREET. EBBW VALE. NP23 7SS

**OFFERS OVER £110,000**

**\*\*NO CHAIN!!\*\***  
**\*\*COMPETITIVELY PRICED\*\***  
**\*\*NEWLY REFURBISHED\*\***

A spacious and well presented, newly refurbished 3 bedroom, terrace property in the popular Cwm area of Ebbw Vale. Close to local amenities, good schools, excellent road and transport links... this property is not to be missed!

The ground floor comprises of entrance porch, spacious double lounge, lean to conservatory, excellent sized newly fitted contemporary kitchen with brand new integrated oven, hob and extractor fan, plenty of cupboard storage and space for appliances, utility room and finally a large contemporary family bathroom with shower over bath.

On the First floor are two spacious double bedrooms and an excellent sized single bedroom.

Internally the property is very well presented with high ceilings, double glazing and gas central heating, also benefiting from a recent refurbishment with newly fitted carpets and neutrally decorated throughout.

To the rear of the property sits a low maintenance, paved garden complete with large storage shed.

The vendor has indicated this is a freehold property, to be confirmed by a solicitor.

## **ENTRANCE PORCH**

A useful space upon entrance to the property, new carpets and newly painted walls.

## **LOUNGE**

24'06 x 15'01 max (7.47m x 4.60m max)

Large and bright double lounge area with excellent built in storage cupboards, stairs leading to the first floor, direct access to the kitchen and conservatory. New carpets., freshly painted throughout and a front facing window.

## **LEAN TO CONSERVATORY**

11'05 x 6'01 max (3.48m x 1.85m max)

Double doors from the lounge lead to the conservatory with tiled flooring and plenty of natural light, an excellent space for comfortable family living. There is also direct access to the garden from this room.

## **KITCHEN**

10'11 x 8'05 max (3.33m x 2.57m max)

Well proportioned, newly fitted contemporary kitchen with plenty of cupboard storage and space for appliances, brand new electric oven, gas hob, extractor fan, tile splash back, tiled flooring and direct access to the utility room.

## **UTILITY ROOM**

7'06 x 5'09 max (2.29m x 1.75m max)

Utility room with tiled flooring, combi boiler and garden facing window.

## **DOWNSTAIRS BATHROOM**

7'06 x 6'06 max (2.29m x 1.98m max)

Newly fitted, spacious downstairs bathroom, with modern bathroom furniture including shower over bath and rear window.

## **BEDROOM ONE**

16'0 x 10'11 max (4.88m x 3.33m max)

Large master bedroom, newly painted, new carpets, two front facing windows.

## **BEDROOM TWO**

12'0 x 10'03 max (3.66m x 3.12m max)

Double bedroom, newly painted, new carpets, rear facing window.

## **BEDROOM THREE**

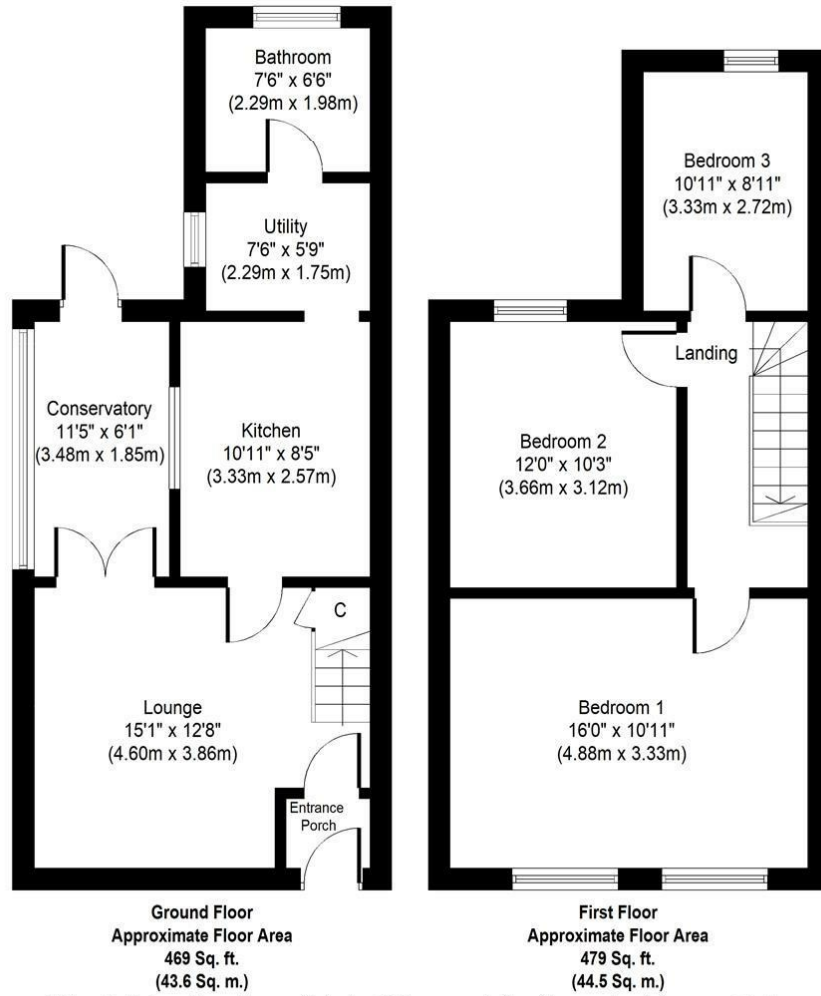
10'11 x 8'11 max (3.33m x 2.72m max)

Well sized single bedroom, newly painted, new carpets and rear facing window.

## **OUTSIDE SPACE**

To the rear of the property is an ample sized garden with paved areas and a good sized storage shed.

# FLOOR PLAN

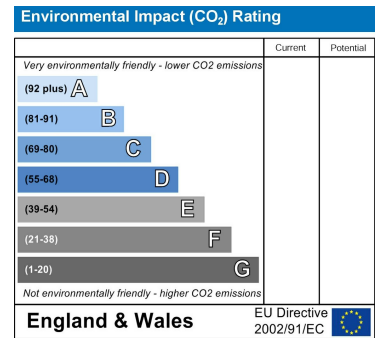
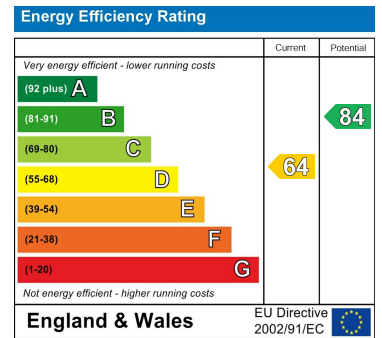


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# AREA MAP



# ENERGY EFFICIENCY GRAPH



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