



## Carn Y Cefn, Ebbw Vale

**£209,995**

- **\*\*\*HELP TO BUY AVAILABLE\*\*\***
- **\*\*\*BRAND NEW MID-LINK HOME\*\*\***
- 3 bedrooms
- Southerly facing rear garden
- 2 off road parking spaces
- Comprehensive new-build warranty
- EPC Rating: TBC (New-build)



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## About the property

A beautifully designed mid-terrace property located in this desired new development. The Sutton is a three-bedroom home designed for modern-day living. Its features include a kitchen/dining room, a front-aspect living room and a downstairs WC. There's a master bedroom on the second floor and two spacious bedrooms on the first floor along with a family bathroom. To the outside is a private rear garden and a driveway providing two off-road parking spaces.





## Accommodation

### Ground Floor

- Entrance
- Living Room: 11' 10" x 15' 0" (3.62m x 4.57m)
- Inner Hallway
- Cloaks/wc
- Kitchen/Diner: 11' 10" x 8' 11" (3.62m x 2.71m)

### First Floor

- Landing
- Bedroom 2: 11' 10" x 10' 6" (3.62m x 3.19m)
- Bedroom 3: 11' 10" x 8' 11" (3.62m x 2.71m)
- Family Bathroom

### Second Floor

- Landing
- Bedroom 1: 8' 6" x 19' 4" (2.59m x 5.9m)

### Help To Buy Available

The Welsh Government's Help to Buy - Wales equity loan scheme

- Available on new-build properties in Wales up to £300,000.
- There's no household annual income limit and it's available to all types of home buyers
- You only need: - a minimum 5% deposit; and - no more than a 75% repayment mortgage

- The Welsh Government will lend you an equity loan of up to 20% of the full purchase price of the home, it's interest-free for the first five years.
- You can repay your Help to Buy - Wales equity loan at any time, when you sell your home, or you can wait until the end of its term

5% deposit + 20% equity loan + 75% mortgage = 100% home ownership

Available on selected plots subject to status. Terms and conditions apply, Give us a call for further details

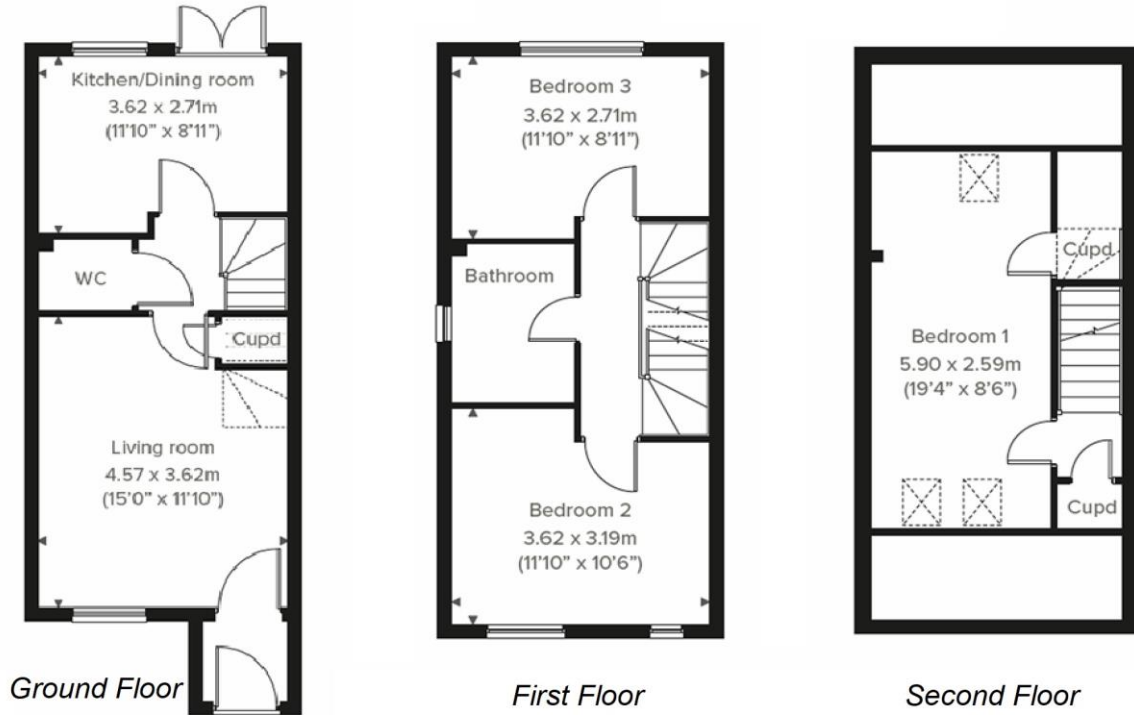
### Agents Note

NEW-BUILD PROPERTY..... CGI images have been provided by the developer and are purely indicative of the finished property. Interior images may be of other show homes and not this specific plot. The dimensions shown are approximate and the precise measurements may vary. All room dimensions are to a +50mm (2") tolerance. Kitchen layouts are indicative only. Please contact us for specific kitchen layouts. This information is for guidance only and does not form part of any contract or constitute a warranty

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## Floorplan



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.