



offers over **£255,000**  
freehold

**Heol Cae Ffwrnais,  
Ebbw Vale NP23 6EE**

- EPC Rating: C
- Council Tax D
- Over three floors
- Well-presented
- Great location







## About The Property

A well-presented, town house in a sought after location benefiting from four bedrooms, making the property a perfect family home. Viewing is highly recommended to appreciate all this property has to offer.

## Accommodation

### Sitting Room

13' 1" Max x 14' 4" Max ( 3.99m Max x 4.37m Max )

### W.C

### Hall

### Kitchen With Dining Area

### Landing

### Living Room

9' 8" Max x 14' 4" Max ( 2.95m Max x 4.37m Max )

### Bedroom 1

9' 7" Max x 8' 8" Max ( 2.92m Max x 2.64m Max )

### En-Suite

### Landing

### Bedroom 2

11' 6" Max x 7' 9" Max ( 3.51m Max x 2.36m Max )

### Bedroom 3

# Peter Alan - Ebbw Vale

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10' Max x 7' 1" Max ( 3.05m Max x 2.16m Max )

## Bedroom 4

10' Max x 7' 1" Max ( 3.05m Max x 2.16m Max )

## Garage

17' Max x 7' 7" Max ( 5.18m Max x 2.31m Max )



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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