

Selling with us

Property Details Approval Form

37 Aneurin Crescent,
Brynmawr, Ebbw Vale, Gwent,
Wales, NP23 4RR

Date: 15 May 2024

Property Ref and Version: EBV100033 - 0002

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

£105,000

Tenure: Freehold

Key Features

- Council Tax - Band A
- Semi Detached
- Great Location
- Three Bedrooms
- Rear Enclosed Garden
- EPC Rating: D

Short Description

Charming three-bedroom semi-detached on Aneurin Crescent, Brynmawr. Enjoy peace and privacy in a quiet locale, with the convenience of a first-floor bathroom and front/rear gardens. Close to town for easy access to amenities.

Long Description

Nestled in the peaceful setting of Aneurin Crescent, Brynmawr, this lovely three-bedroom semi-detached home offers a tranquil retreat from the hustle and bustle of everyday life. The property features a convenient first-floor bathroom, ensuring ease of access for all residents. With both front and rear gardens, there's plenty of outdoor space to enjoy leisurely afternoons or host gatherings with friends and family. Plus, its proximity to the town center ensures easy access to amenities, making it a perfect blend of serenity and convenience.

Due to the non-standard structure of this property cash buyers are preferred

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Room Description

Entrance Hall

Lounge

10' 9" x 12' 2" (3.28m x 3.71m)

Kitchen

10' 1" x 11' 1" (3.07m x 3.38m)

Bedroom One

8' 7" x 8' 2" (2.62m x 2.49m)

Bedroom Three

10' 9" x 6' 4" (3.28m x 1.93m)

Family Bathroom

5' x 6' 2" (1.52m x 1.88m)

Front Aspect

Hedge to boarder. Pathway leading on down to property with lawn to either side. Paved walkway leading to the rear of the property

Rear Aspect

Partly laid patio area , partly laid lawn.

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Floor Plan



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

Approval

Signature

Date

	Signature	Date
Tyla Evans		
Ms D.G. Bayliss		