



# Worcester Street, Brynmawr Ebbw Vale

**£79,950**

- Council Tax Band A
- Large Kitchen
- Sought After Area
- Great opportunity for investors or first time buyers
- EPC Rating: C



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## About the property

### PUBLIC NOTICE

Full address - 70 Worcester Street, Brynmawr, Ebbw Vale, NP23 4EZ

We are acting in the sale of the above property and have received an offer of £82,000

Any interested parties must submit any higher offers in writing to the selling agent.

## Accommodation

### Living Room

12' 7" x 10' 4" extending to 13' 6" ( 3.84m x 3.15m extending to 4.11m )

### Kitchen

13' 6" x 10' ( 4.11m x 3.05m )

### Utility Room

6' 2" x 6' 4" ( 1.88m x 1.93m )

### Bathroom

7' 5" x 5' 9" ( 2.26m x 1.75m )

### Bedroom One

10' x 10' extending to 13' 6" ( 3.05m x 3.05m extending to 4.11m )

### Bedroom Two

12' 5" x 7' 4" ( 3.78m x 2.24m )

## 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.