



**Marian Close,
Tredegar NP22 3QX**

- EPC Rating: C
- Council Tax Band - D
- Master Bedroom with En Suite
- Driveway
- Beautiful Views





About The Property

For sale: A well-presented, semi-detached property boasting three double bedrooms (one en-suite), a kitchen, and a reception room with garden access. The property is in good condition, located near schools, public transport, and local amenities. Unique features include parking and beautiful views.

Property Ref:EBV100279 - 0002

Accommodation

Entrance Hallway	13' 2" x 10' 8" (4.01m x 3.25m)
Lounge) Bedroom Three
16' 7" x 13' 3" (5.05m x 4.04m)	
Kitchen	13' 3" x 10' 2" (4.04m x 3.10m)
Downstairs W.C) Garden
Bedroom One	
14' 9" x 13' 3" (4.50m x 4.04m)	
En Suite	
Bedroom Two	

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.