



Lakeside Way, Nantyglo, Ebbw Vale, NP23 4EN

£250,000

Council Tax Band C





**\*\* NO CHAIN \*\* VIDEO TOUR \*\* EPC RATING: D \*\* IDEAL FAMILY HOME \*\* GARAGE & OFF-ROAD PARKING \*\*** The ground floor briefly comprises; hallway, good-sized lounge/diner, fitted kitchen and WC, complete with solid oak flooring in all areas. The first floor provides the bathroom and three ample sized bedrooms with Axminster carpets, including the landing and stairs. Externally the front has a pleasant forecourt giving side access to parking for at least two vehicles leading to an ample sized garage, also providing boarded storage to the eaves area. Pleasant rear garden with access from all areas complete with Kennels for three dogs.

**Entrance Hallway**

**WC**

All measurements taken at largest possible point  
2'6" x 5'6" (0.82m x 1.71m)

**Kitchen**

All measurements taken at largest possible point  
9'3" x 8'5" (2.86m x 2.6m)

**Lounge/Diner**

All measurements taken at largest possible point  
16'5" x 19'4" (5.05m x 5.94m)

**Landing & Stairs**

**Asset Estates Ltd**

4 Church Street, Abertillery, NP13 1DA

Call: 01495 211311

Web: [www.assetestates.co.uk/](http://www.assetestates.co.uk/)

Email: [info@assetestates.co.uk](mailto:info@assetestates.co.uk)

**Bedroom One**

All measurements taken at largest possible point  
10'9" x 9'7" (3.34m x 2.96m)

**Bedroom Two**

All measurements taken at largest possible point  
8'6" x 11'8" (2.64m x 3.61m)

**Bedroom Three**

All measurements taken at largest possible point  
8'5" x 9'7" (2.6m x 2.96m)

**Bathroom**

All measurements taken at largest possible point  
6'5" x 6'4" (1.99m x 1.97m)

**Garage**

All measurements taken at largest possible point  
9'1" x 18'1" (2.79m x 5.54m)

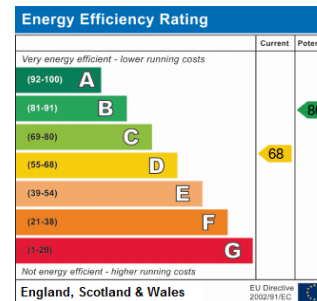
**Tenure**

We have been informed that this property is freehold, intending purchasers should make enquires with their solicitors.

**Council Tax**

Band - C

**EPC: D**



No statement in these details should be relied upon as representation of fact. Any purchaser should instruct their own survey in order to ensure the accuracy of the information within. Asset Estates, their employees and agents do not have any authority to give warranty or representation in respect of this property. The services and equipment at the property have not been tested and we cannot comment on their condition or adequacy. Asset Estates make thorough inquiries of the vendor to ensure that the information that we provide is as accurate as possible. If you are aware of any details that are incorrect, please inform Asset Estates in order for us to make the necessary changes.