





Vincent Avenue, Nantyglo, Ebbw Vale, NP23 4PE



£100,000 Council Tax Band A \*\* NO CHAIN \*\* NON STANDARD CONSTRUCTION \*\* VIDEO TOUR \*\* EPC: TBC \*\* Situated on Vincent Avenue, Nantyglo this generously sized semi detached property briefly comprises; porch, two reception rooms, conservatory, fitted kitchen, utility space, ground floor shower room, first floor shower room, three bedrooms, level rear garden and front yard complete with parking space for one car.

Semi Detached
Three Bedrooms
Gas Central Heating
Double Glazing
Two Shower Rooms
Rear Garden
Driveway Parking And Garage

## Rooms

**Porch** 3' x 6' (0.94m x 1.83m)

**Reception 1** 12' x 15'9" (3.68m x 4.86m)

**Reception 2** 8'4" x 11'7" (2.57m x 3.57m)

**Conservatory** 10'6" x 10'6" (3.24m x 3.26m)

**Kitchen** 7'1" x 15'3" (2.18m x 4.69m)

**Utility Space** 2'5" x 4'2" (0.77m x 1.29m)

**Ground Floor Shower Room** 4'8" x 8'4" (1.47m x 2.57m)

**First Floor Shower Room** 8'8" x 4'5" (2.69m x 1.39m)

**Bedroom 1** Measurements taken from the largest points in room 10'9" x 15'6" (3.33m x 4.77m)







#### Bedroom 2

6'9" x 8'6" (2.11m x 2.65m)

#### Bedroom 3

8'6" x 12'3" (2.65m x 3.77m)

## Tenure

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

### Services

Mains gas, electric, water and drainage

# **Council Tax**

Band: A

EPC: TBC

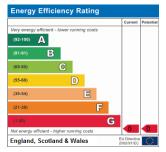






#### **Asset Estates Ltd**

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