



Martindale Close, Tredegar, NP22 3HX

£220,000

Council Tax Band C





**\*\* GUIDE PRICE £220,000 TO £230,000 \*\* NO CHAIN \*\* EPC: C**  
**\*\***

Asset Estates are pleased to offer for sale this well-presented semi-detached property situated in Martindale Close, Tredegar. This property briefly comprises; entrance, open plan lounge/diner, modern fitted kitchen with integrated

#### Entrance

4'8" x 6'3" (1.48m x 1.94m)

#### Lounge/Diner

"L" Shaped room, measurements taken from the longest point  
18'3" x 21'8" (5.59m x 6.66m)

#### Kitchen

8'5" x 9'9" (2.61m x 3.02m)

#### Reception Room

7'5" x 10' (2.29m x 3.05m)

#### Ground Floor Shower Room

5'2" x 6'5" (1.6m x 2m)

#### Landing

8'1" x 8'5" (2.48m x 2.61m)

#### First Floor Bathroom

5'6" x 6'8" (1.71m x 2.1m)

#### Bedroom 1

8'5" x 11'1" (2.62m x 3.39m)

#### Bedroom 2

10'1" x 11'5" (3.08m x 3.51m)

#### Bedroom 3

7'1" x 8'1" (2.18m x 2.48m)

#### Garage

8'7" x 17'2" (2.66m x 5.26m)

#### 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: C

#### EPC: D



#### Asset Estates Ltd

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