



103 Talbot Road Talbot Green CF72 8AE    [www.3EA.uk](http://www.3EA.uk)    [mail@3EA.uk](mailto:mail@3EA.uk)    Tel: 01443 85 33 33 Fax: 01443 800 565



## 3 Beds, Detached, Freehold, £270,000

### Carn Y Cefn

Three Estate Agents are delighted to present this modern three-bedroom family home, situated on the sought-after Carn Y Cefn development in Ebbw Vale.

### Features

- THREE BEDROOMS
- MODERN KITCHEN/DINER
- GROUND FLOOR WC
- UTILITY ROOM
- OVERLOOKING A PARK
- OFF ROAD PARKING



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Three Estate Agents are delighted to present this modern three-bedroom family home, situated on the sought-after Carn Y Cefn development in Ebbw Vale.

The property offers a well-designed layout, starting with a welcoming entrance hallway that provides access to all principal rooms, including a convenient ground floor WC.

To the front, you'll find a bright and spacious lounge with fitted carpet, perfect for relaxing. To the rear, an open-plan kitchen/dining area features ceramic tiled flooring, integrated appliances, and French doors opening onto the garden, creating an ideal space for both everyday living and entertaining. A separate utility room, with additional garden access, completes the ground floor.

Upstairs, the property boasts three double bedrooms, all carpeted. The master bedroom benefits from a stylish en-suite shower room, while bedrooms three features built-in wardrobes.

Externally, the home which is conveniently positioned adjacent to a children's park, enjoys a landscaped rear garden with a patio and raised lawn area, perfect for outdoor dining and play. Off-road parking is available to the side of the property.

This is a beautifully presented modern home in a popular residential development, ready to move straight into. Early viewing is highly recommended – please contact us today to arrange a suitable time.





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