



## Cae Yr Ebol, Pontnewydd

£185,000

- Garage and Off road parking.
- Utility room for extra storage and appliances
- Private rear garden
- Close to local shops and amenities
- Within easy reach of schools and transport links
- Council Tax: C.
- Downstairs WC.
- EPC Rating: C



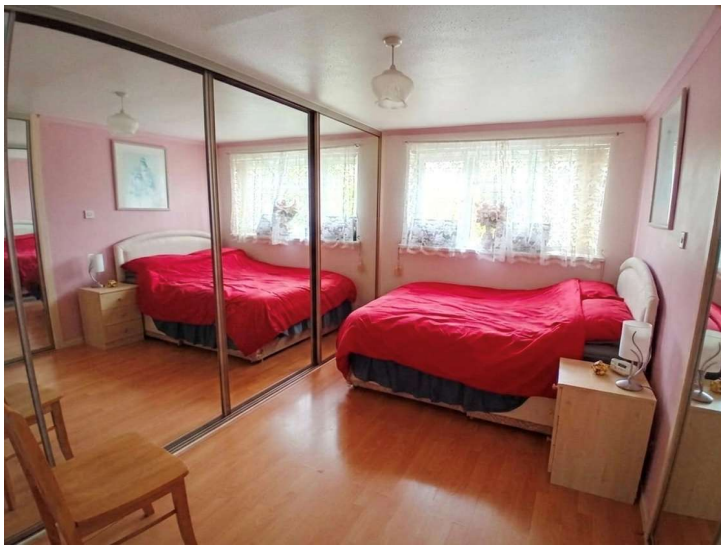
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## About the property

A well-presented three-bed home with garage, parking, utility room and a private garden. Great location ideally located close to shops, schools and local amenities— perfect for families or first-time buyers.





## Accommodation

**Ground Floor Wc**

**Ground Floor Utility Room**

**Living Room**

16' x 11' 7" ( 4.88m x 3.53m )

**Dining Room**

9' 8" x 9' 10" ( 2.95m x 3.00m )

**Kitchen**

9' 7" x 7' 6" ( 2.92m x 2.29m )

**Bedroom One**

14' 1" x 7' 10" to wardrobe ( 4.29m x 2.39m to wardrobe )

**Bedroom Two**

11' 11" x 9' 4" ( 3.63m x 2.84m )

**Bedroom Three**

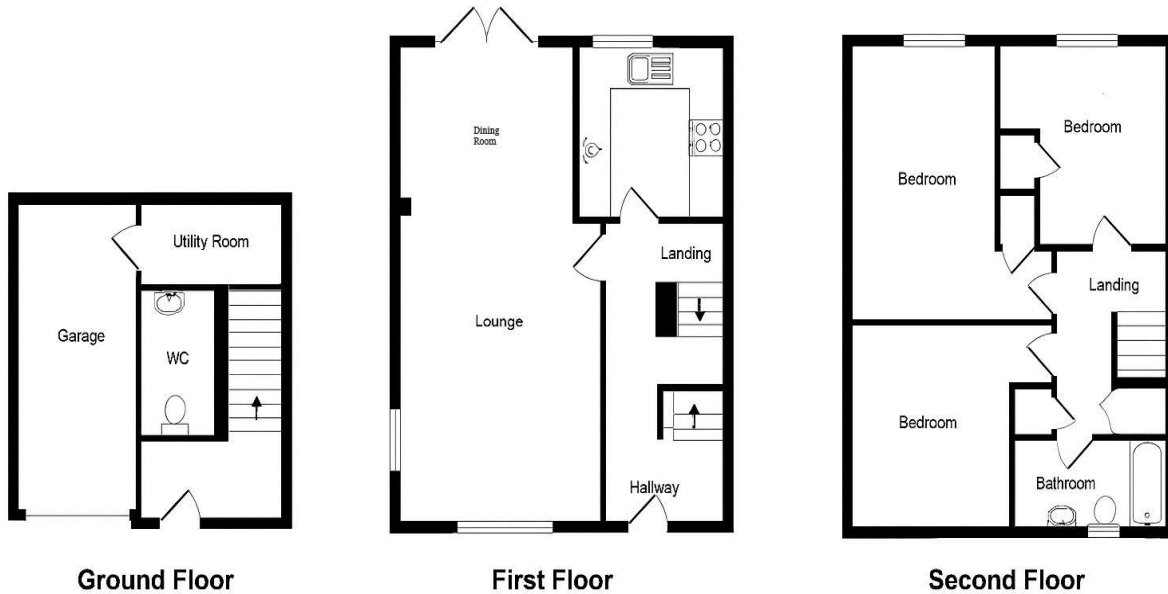
9' 8" x 7' 11" ( 2.95m x 2.41m )

**Family Bathroom**

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## Floorplan



## 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.

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