

7 Itton Street, Cwm, Ebbw Vale, Blaenau Gwent. NP23 7RP

£134,950



**FOR SALE**

## PROPERTY DESCRIPTION

An amazing opportunity to purchase this beautiful forecourted mid terraced property situated in the village of Cwm Ebbw Vale.

This property is located on a quite street close to local amenities.

Ebbw Vale Town centre and the "Heads of the Valleys" A465 are only a few miles away and Ebbw Vale Parkway train station offers an hourly service to Cardiff Central Station.

Accommodation briefly comprises to the ground floor, entrance hallway, living through to dining room, fitted kitchen/breakfast room and ground floor bathroom.

To the first floor are three bedrooms.

Further benefits include new double glazing, gas central heating, rear garden and single garage .

A viewing of this property is strongly advised.

## FEATURES

- WELL PRESENTED
- FORECOURTED MID TERRACE PROPERTY
- 3 BEDROOMS
- LIVING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR BATHROOM
- NEW DOUBLE GLAZING & GAS CENTRAL HEATING
- REAR GARDEN & GARAGE
- EPC: C



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE

Enter via an obscure double glazed composite front door.

#### ENTRANCE HALLWAY

Textured finish to the walls and ceiling, central heating radiator, stairs to the first floor, laminate flooring. Door through to:

#### LIVING/DINING ROOM

15' 2" Max x 22' 2" (4.62m x 6.76m)  
Coved and textured finish to the ceiling, smooth plastered and emulsioned finish to the walls, dado rail, double glazed window to the front aspect, two central heating radiators, under stairs storage cupboard, laminate flooring. Double doors through to:

#### KITCHEN/BREAKFAST ROOM

13' 2" x 7' 9" (4.01m x 2.36m)  
Fitted kitchen comprising a range of wall and base units with rolled edge work surfaces over and breakfast bar, inset one & half bowl stainless steel sink unit with mixer tap over, plumbing for automatic washing machine, integrated double electric oven, gas hob with chrome extractor hood over, space for fridge/freezer. Coved plastered and emulsioned finish to the ceiling, access to loft space, tiled splash back areas, central heating radiator, double glazed window to the rear aspect.

#### REAR PORCH

Smooth plastered and emulsioned finish to the walls and ceiling, obscure double glazed door to the side aspect, floor tiled in ceramics. Door through to:

#### GROUND FLOOR BATHROOM

White fitted bathroom suite comprising, pedestal wash hand basin, low level wc, "Bathe Easy" style bath with hand held shower attachment, coved plastered and emulsioned finish to the ceiling, walls partly covered with PVC and part ceramic tiling, obscure double glazed window to the rear aspect, central heating radiator.

### STAIRS TO THE FIRST FLOOR

#### LANDING

Textured finish to the walls and ceiling, access to loft space. Doors through to:

#### BEDROOM 1

15' 2" Max into recess x 9' 9" (4.62m x 2.97m)  
Coved plastered and emulsioned finish to the ceiling, two double glazed windows to the front aspect, central heating radiator, laminate flooring.

#### BEDROOM 2

6' 6" x 11' 7" (1.98m x 3.53m)  
Coved and textured finish to the ceiling, double glazed window to the rear aspect, central heating radiator.

#### BEDROOM 3

8' 2" x 8' 6" (2.49m x 2.59m)  
Double glazed window to the rear aspect, central heating radiator, storage cupboard housing wall mounted gas fired combination boiler serving domestic hot water and central heating system, laminate flooring.

### OUTSIDE

#### FRONT

Paved forecourted.

#### REAR

Enclosed low maintenance rear garden laid with artificial turf and chippings, pedestrian access to the rear lane.

#### GARAGE

Detached single garage with up and over garage door, windows to the rear and door to the side.

#### N.B.

J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

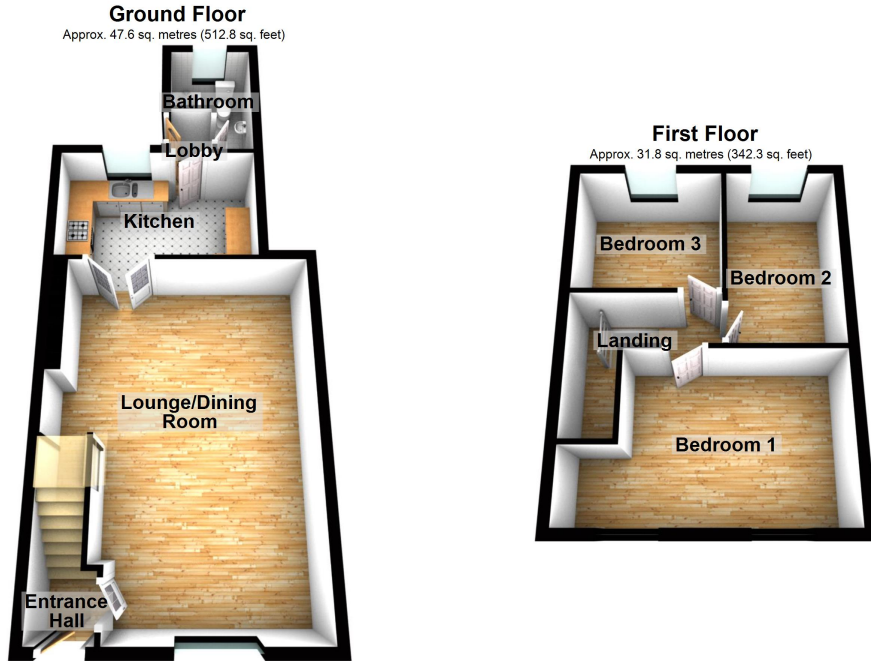
## ROOM DESCRIPTIONS

### VIEWING

If you wish to view this property or place an offer please contact J W Homes Estate and Letting Agents on 01495 223757 where we will be able to offer free independent mortgage advice, if required.



# FLOORPLAN & EPC



Total area: approx. 79.4 sq. metres (855.1 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	