



**8 King Edward Road, Brynmawr, Ebbw Vale.**

**NP23 4SD**

**£259,950**

**Tenure Freehold**

- **BAY FRONTED TERRACED HOUSE**
- **THREE BEDROOMS**
- **GAS CENTRAL HEATING & DOUBLE GLAZING**
- **THREE RECEPTION ROOMS**
- **WALKING DISTANCE TO SCHOOLS**
- **PARKING FOR TWO VEHICLES AT THE REAR**

Located in a popular residential location with easy access to the Heads of the Valleys road, this spacious bay fronted terraced house offers accommodation comprising: Entrance hallway, three reception rooms, modern fitted kitchen, three good size bedrooms and three piece family bathroom to the first floor. This style of property offers excellent family size accommodation and is complimented further by Gas central heating and double glazing. To the outside there is a forecourt frontage and to the rear a paved garden with large shed and double driveway providing parking.

The property is conveniently situated within walking distance for primary, junior and senior schooling and easy access to the A465 Heads of the Valley road. The town Brynmawr has a choice of supermarkets, coffee shops and a variety of stores including the newly opened Home Bargains and The Range.

Viewing is highly recommended to fully appreciate the space this property has to offer.

Services:

Mains Gas, electricity, water and drainage.

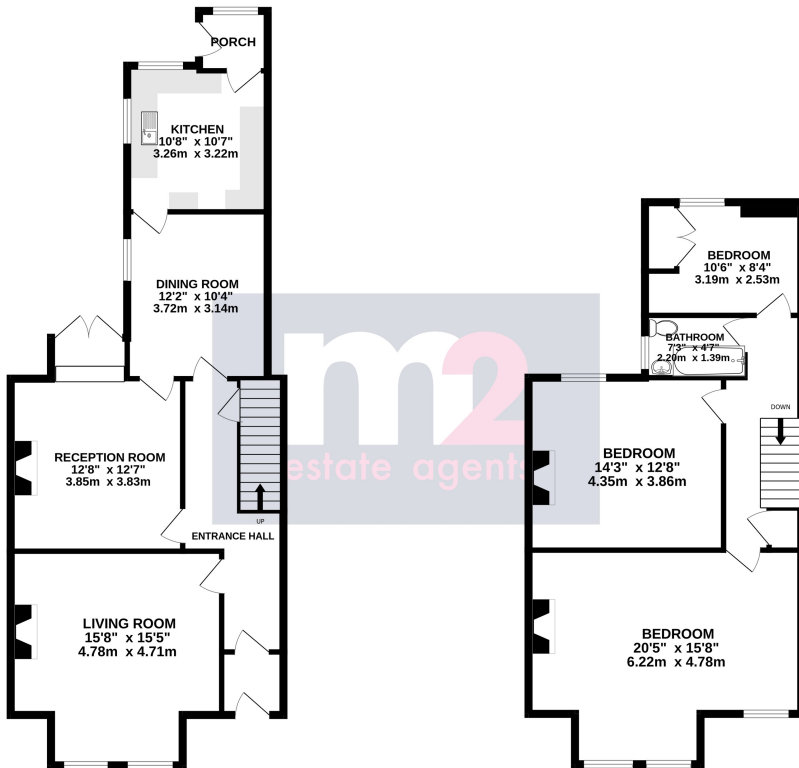
Council Tax Band:

Band D.



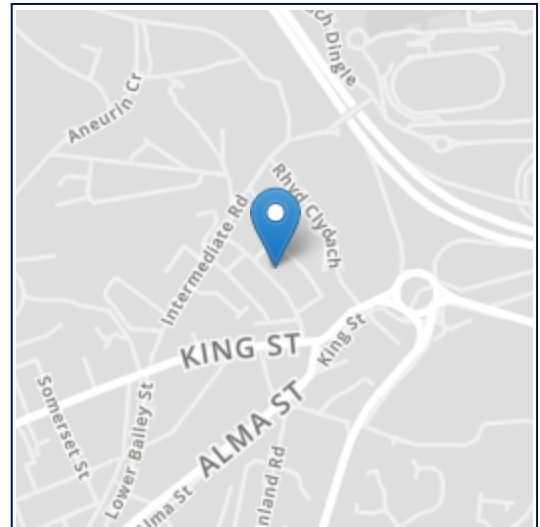
GROUND FLOOR  
787 sq.ft. (73.2 sq.m.) approx.

1ST FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1356sq.ft. (126.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		82
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)	54	
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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