



**Ty Heulog, Mountain Road, Rassau, Ebbw
Vale. NP23 5BZ
£350,000
Tenure Freehold**

- **DETACHED PROPERTY**
- **UTILITY ROOM**
- **GATED DRIVEWAY PROVIDING PARKING**
- **THREE / FOUR BEDROOMS**
- **MASTER EN-SUITE**
- **GROUND FLOOR SHOWER ROOM**
- **LARGE GARDEN WITH LAWN, PATIO AND DECKED AREAS**
- **OPEN PLAN KITCHEN/DINING /LIVING AREA**

Located on the outskirts of Ebbw Vale, near local amenities and major roads, this individual style detached residence offers excellent size family accommodation with the added benefit of use for a multi-generational living opportunity if required. This beautiful home offers accommodation over two floors comprising: Open Plan Lounge/Kitchen/Dining Room, Central Reception Hall, Second reception room, Ground Floor Shower Room and Utility Room. Master Bedroom to the first floor with En-Suite, two further Double Bedrooms and a Family Bathroom. This home benefits from an "A" Energy Performance Rating, with double glazing throughout, solar panels and a "Hive" Gas Central Heating system. To the outside of the home there are excellent size gardens being lawned, a large partially covered patio area, off road parking for 3-4 cars via a secure gated driveway, summerhouse and surrounding fencing. There are also excellent views to the rear elevation. Internal Viewing is Strongly Recommended.

Services:

Mains Gas, electricity, water and drainage.

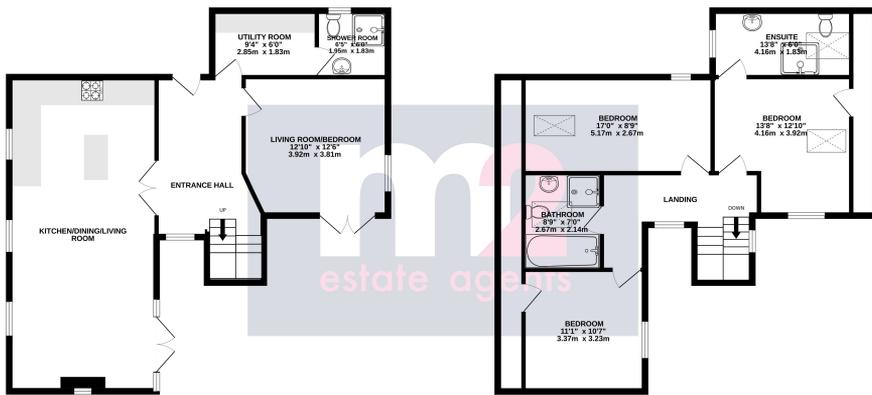
Council Tax Band:

Band E.

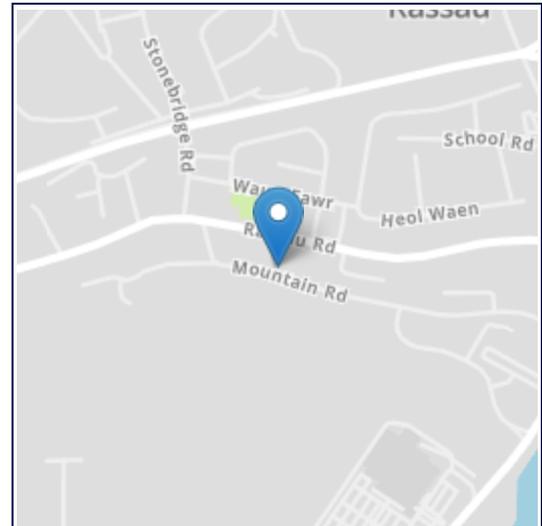


GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.

1ST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 1711sq.ft. (159.0 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 symbols, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02034



| Energy Efficiency Rating | | |
|---|----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | A |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | 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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