



Windyridge, Kingfield, Ebbw Vale. NP23 5AB
£499,000
Tenure Freehold

- **SPACIOUS DETACHED PROPERTY**
- **FIVE DOUBLE BEDROOMS**
- **UTILITY ROOM**
- **IMMACULATELY PRESENTED**
- **FOUR RECEPTION ROOMS**
- **MASTER EN SUITE**
- **DOUBLE GARAGE**
- **VIEWING HIGHLY RECOMMENDED**

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www.m2ea.co.uk

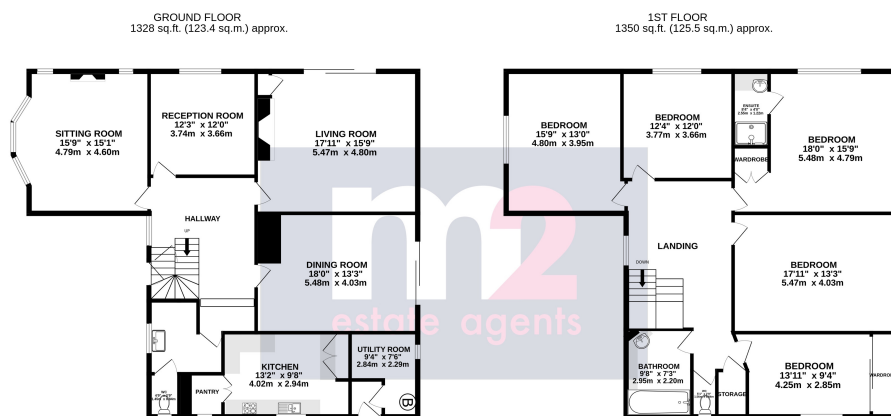
The property is within walking distance to a local convenience stores in the popular town of Ebbw Vale. Morrison's supermarket is approximately one mile away ,A wider selection of shops in nearby town Ebbw Vale along with a choice of great leisure facilities. Ebbw Vale benefits from good transport links with with a bus and train station offering regular direct routes to the city of Cardiff. Fantastic road links, with the A465 taking you to Abergavenny, Brecon and Merthyr Tydfil.

Services:

Mains Gas, electricity, water and drainage.

Council Tax Band:

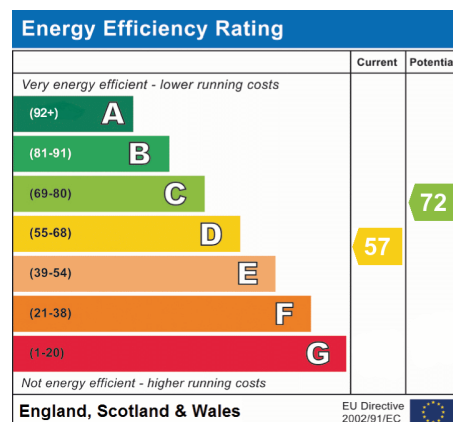
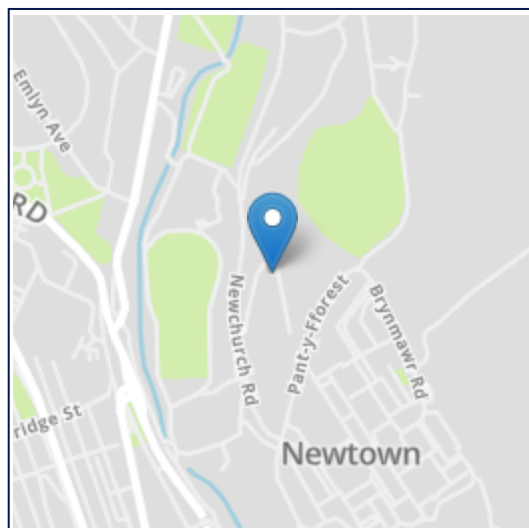
Band F.



TOTAL FLOOR AREA : 3014sq.ft. (280.0 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 not 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.

Drawn by Metreco (0)2025



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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessees, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms
letter and that these property (Kingfield, Ebbw Vale, NP23 5AB)
details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____