



251, Carn Y Cefn, Ebbw Vale NP23 6FL
'Stafford style' Three Bedroomed Detached Property

Guide Price of
£295,000

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'Stafford style' Three Bedroomed Detached Property

Overview

- Three Bedrooms
- 2-Year-Old Persimmon Home
- Drive for two cars
- One of only 2 "Stafford Style Properties"
- Gas Central Heating & Double Glazing
- Single Garage
- Well Presented Throughout
- Large Master Bedroom with En-Suite



'2-year-old Persimmon home, one of only two Stafford Style'



Situated on the Carn y Cefn Persimmon site, close to Ebbw Vale town centre and the train station offering links to Cardiff and Newport, we are delighted to offer one of only two "Stafford Style" Three Bedroom Detached houses built on this sought after development. This property offers accommodation by way of: Entrance Hall with W/C, Kitchen, Lounge/Diner with patio doors to the rear garden, Large Master Bedroom with En-Suite, Two Further Bedrooms and a Family Bathroom.

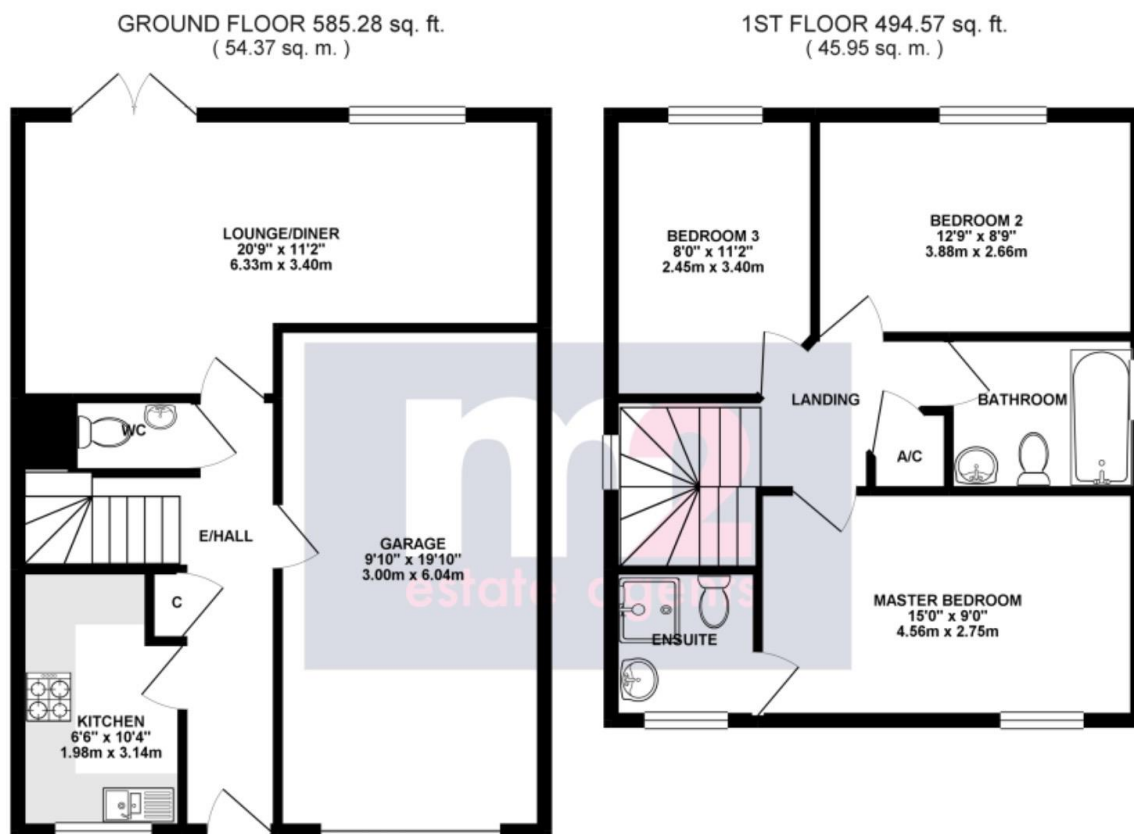


The property benefits from Gas Central Heating and Upvc Double Glazing. To the outside there is a tarmac drive at the front with space for two cars which fronts a single garage having the benefit of a door which opens into the hallway of the house. There is a good size flat lawned rear garden with patio area and surrounding fencing and side pedestrian access to the front of the property alongside the garage. Early Viewing is Strongly Recommended!



Directions

Located just a mile from Ebbw Vale town centre, which offers numerous amenities such as leisure centre, supermarkets, doctors' surgery, independent retailers and much more. To the south you have the picturesque Welsh Valleys and the Brecon Beacons to the north, where you will find the sought after market towns of Abergavenny, Brecon and Monmouth. Ebbw Vale benefits from good transport links with a bus and a train station offering regular direct routes to the cities of Newport and Cardiff which further offer direct links to London. There are fantastic road links, with the A465 allowing access to Cardiff, Newport, Abergavenny, Merthyr and Brecon.



TOTAL FLOOR AREA : 1079.85 sq. ft. (100.32 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.
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.