



**Bridgeway, Old Blaenavon Road, Brynmawr.**

**NP23 4DX**

**£359,995**

**Tenure Freehold**

- **SPACIOUS EXTENDED DETACHED BUNGALOW**
- **THREE DOUBLE BEDROOMS**
- **SPACIOUS LOUNGE**
- **REFITTED OPEN KITCHEN / FAMILY ROOM WITH BREAKFAST AREA**
- **SUPERB GARDEN SPLIT INTO THREE FUNCTIONAL AREAS**
- **AMPLE PARKING AND SINGLE GARAGE**
- **REFITTED FOUR PIECE BATHROOM**
- **MOVE IN CONDITION**
- **LARGE CONSERVATORY OVERLOOKING GARDEN**



A deceptive 3 double detached BUNGALOW in superb order set back from the end of a cul de sac. There are large mature gardens arranged in three functional sections to the rear, also a front garden alongside a large resurfaced parking area/single garage. The 1950s built home has been extended with an extra reception room and a large conservatory.

The accommodation comprises; Entrance hall via composite door, four piece bathroom within panelled walls, master bedroom with fitted wardrobes, bedroom three with wardrobes and bedroom two, lounge with windows to two elevations, a breakfast area leads into the open full width kitchen/family room and a 16' wide conservatory that has double doors looking into the garden. The kitchen and bathroom were refitted approx five years ago, the property has been rewired and replastered and gas central heating is via a combi boiler. The quality kitchen has integrated appliances and File Stone preparation surfaces around to a breakfast bar. There is a large floored loft offering potential to extend the accommodation.

To the front there is the generous parking and a forecourt garden with new pathways. To the south westerly facing rear there is something for everyone with a formal lawned garden and sitting area in the first section, steps lead down to another level lawned garden with central feature and a play area. Trellising screens the third section, an allotment garden with pathways between raised beds. Please note there is some road noise in the garden.

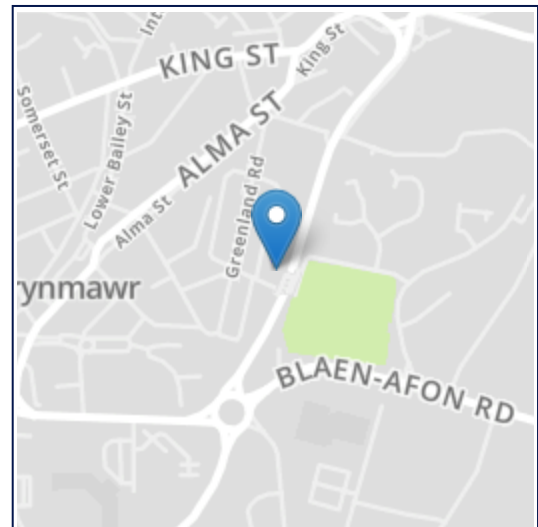
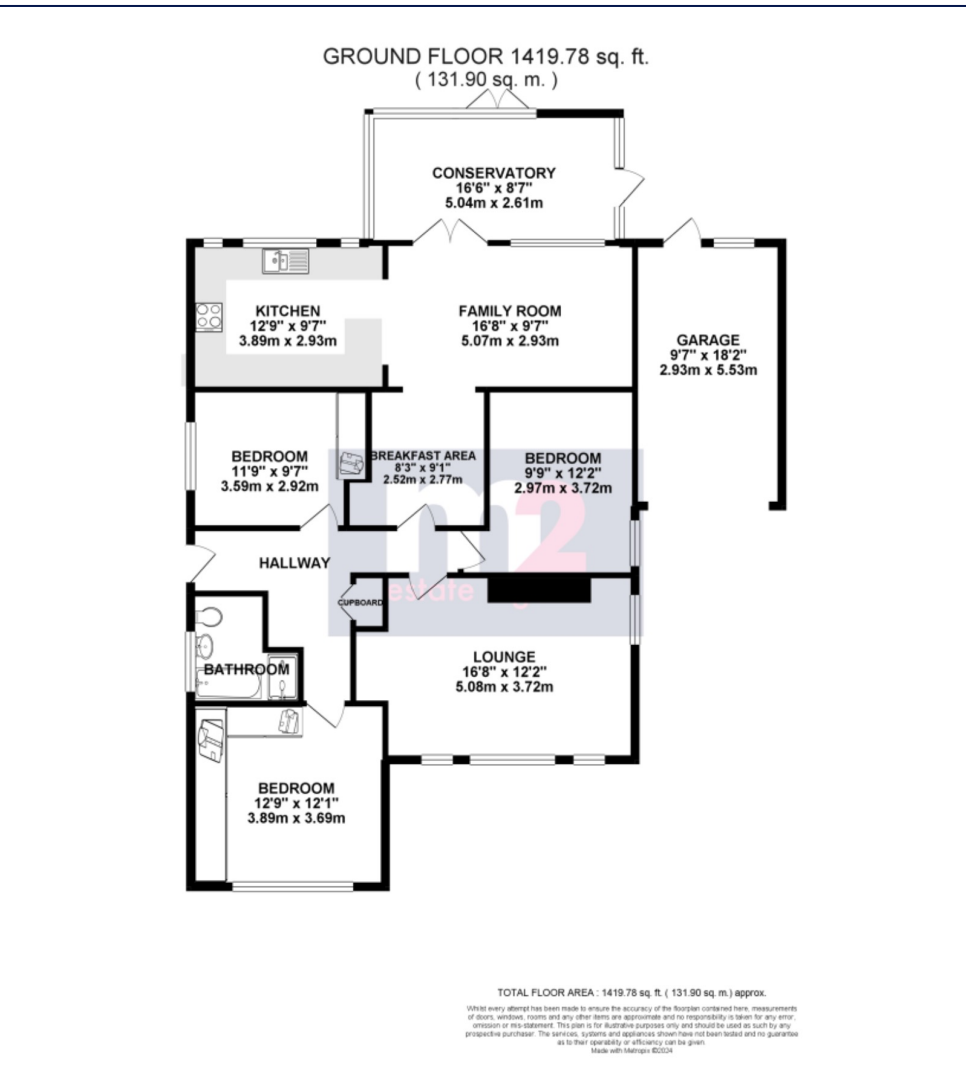
GUIDE PRICE £365,000 - £375,000

Highly recommended by the selling Agents. Freehold. Council Tax Band D. What Three Words, Burst- Dime- Curd

Services:

All mains services

Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		<b>85</b>
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)	<b>69</b>	
<b>D</b>		
(39-54)		
<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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