



**Mapledene, Old Blaenavon Road, Brynmawr,
Ebbw Vale. NP23 4BP
£330,000
Tenure Freehold**

- DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED THROUGHOUT
- DETACHED GARAGE
- POPULAR RESIDENTIAL AREA
- TWO BEDROOMS
- CONSERVATORY TO THE REAR
- DRIVEWAY PROVIDING PARKING
- FRONT AND REAR GARDENS

M2 are delighted to offer this Immaculately Presented Two Bedroomed Detached Bungalow situated just a short distance from Brynmawr town centre and all it's amenities. The bungalow sits on a generous size plot and offers accommodation comprising: Entrance Porch, Hallway, Lounge, Kitchen, Conservatory, Bathroom and the aforementioned Bedrooms. The property is complimented further by Gas Central Heating and Upvc Double Glazing. To the outside there are mature gardens, a driveway with space for numerous vehicles which fronts a detached garage. Internal Viewing is Strongly Recommended to appreciate this lovely home.

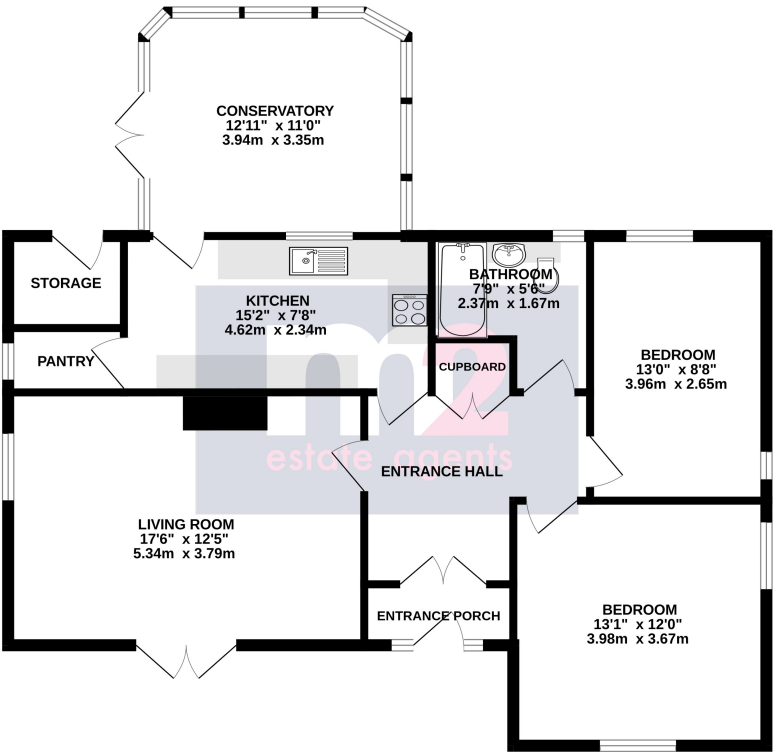
The property is conveniently located in a popular are of Brynmawr easy access to the A465 Heads of the Valley road. The town Brynmawr has a choice of supermarkets, coffee shops and a variety of stores including the newly opened Home Bargains and The Range.

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

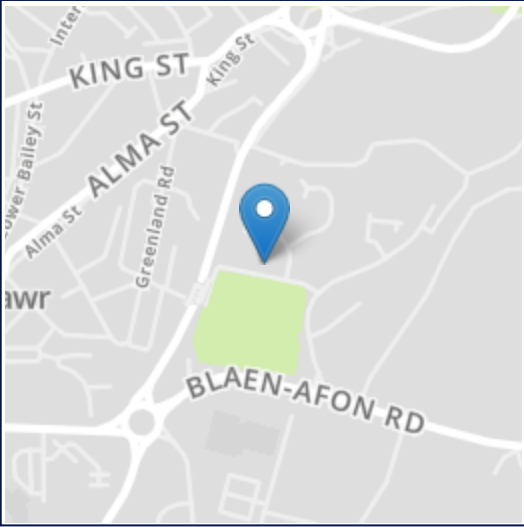
- Services:
- Mains Gas, electricity, water and drainage.
- Council Tax Band:
- Band D.



GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	57
(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.

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 Lessors, 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.