



**67 Warwick Road, Brynmawr, Ebbw Vale.**

**NP23 4HN**

**£169,950**

**Tenure Freehold**

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN
- POPULAR RESIDENTIAL AREA

Offering Investment potential, this traditional Three Bedroomed Semi-Detached House with good size front and rear gardens offers accommodation comprising: Entrance Hall, Lounge/Diner, Kitchen, Ground Floor Bathroom, Three Bedrooms and Bathroom to the first floor. The home has Gas Central Heating via a Combination boiler and double glazing requiring attention. Whilst requiring upgrading throughout this Freehold property would be an excellent opportunity for a property investor or DIY enthusiast and is offered with vacant possession. ( There is a garage on block opposite held on a lease with Blaenau Gwent council that may be transferrable to a new owner)

The Property is situated by Parc Nant-Y-Waun ideal for walks and bike rides, Brynmawr offers a choice of primary schools and a secondary school. 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 B.

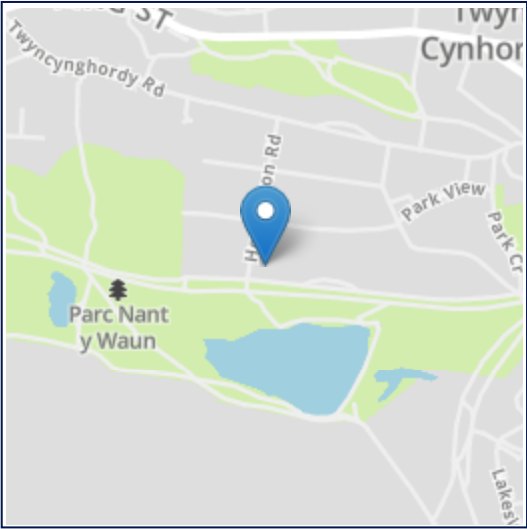


GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(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.

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.