



9 King Edward Road, Brynmawr, Ebbw Vale.

NP23 4SD

£249,950

Tenure Freehold

- **BAY FRONTED TERRACED HOUSE**
- **TWO RECEPTION ROOMS**
- **KITCHEN/BREAKFAST ROOM**
- **GAS CENTRAL HEATING & DOUBLE GLAZING**
- **TWO LARGE DOUBLE BEDROOMS**
- **ENCLOSED LAWNED REAR GARDEN**
- **DETACHED GARAGE & PARKING SPACE**
- **CLOSE TO LOCAL AMENITIES**

Located in a popular residential area within walking distance of local schools and within easy access of local amenities, this large two bedroomed bay fronted mid terrace house offers spacious accommodation comprising: Entrance hallway, two reception rooms, kitchen/breakfast room, pantry area, double glazed rear porch, utility area, ground floor cloakroom/ To the first floor, two large bedrooms and spacious shower room which was previously a third bedroom, the previous bathroom is now an office room ideal for those who work from home. The home benefits from Gas central heating and double glazing. To the outside there is a forecourt area to the front elevation and an enclosed lawned garden at the rear with the added benefit of a detached garage with parking space alongside.

The property is conveniently situated within walking distance for primary, junior and senior schooling and 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.

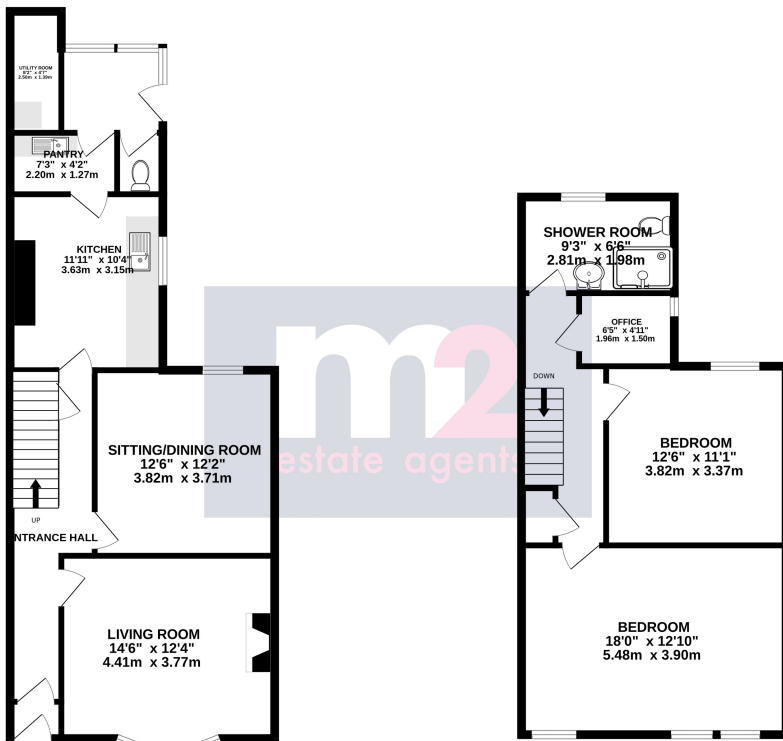
Council Tax Band:

Band D.



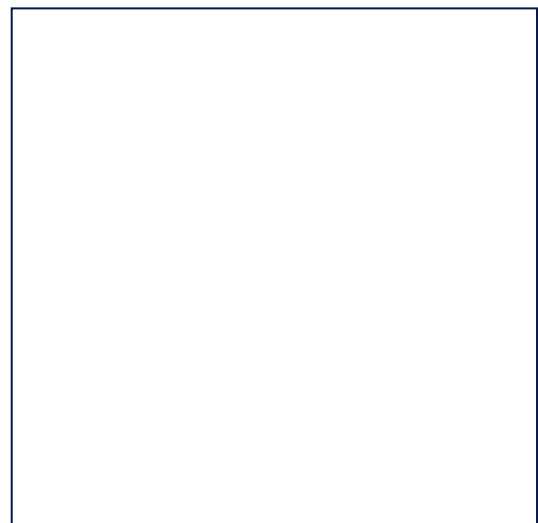
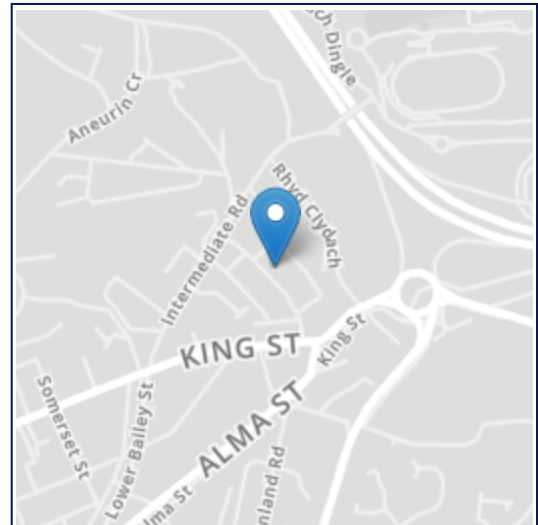
GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.

1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1233 sq.ft. (114.5 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 operation or efficiency can be given.
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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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