



**Woodfield Road  
Tredegar  
Blaenau Gwent  
NP22 4JQ**

**Offers In Excess Of £110,000**

**bettermove**

# Woodfield Road Tredegar

Bettermove are proud to present this charming 3 bedroom terraced house in Tredegar, available with no forward chain.

The property benefits from double glazing and gas central heating throughout. The council tax band is B.

The interior of this beautifully presented property, which has been fully refurbished throughout, consists of a spacious living room, modern open plan kitchen/diner and family bathroom on the ground floor. The first floor comprises 3 bedrooms. The exterior boasts an enclosed split level rear garden with lawn and patio seating areas, perfect for enjoying the summer months.

Located in the popular town of Tredegar, the property is close to a range of amenities, including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the A465, Ebbw Vale Town and Parkway rail stations.

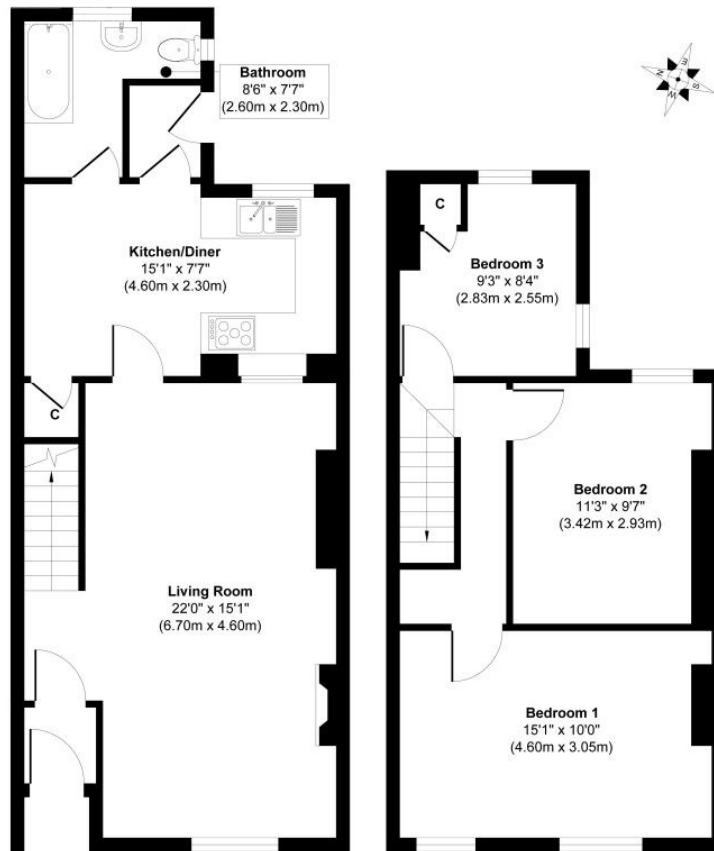
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





**Ground Floor**  
Approximate Floor Area  
529 sq. ft  
(49.21 sq. m)

**First Floor**  
Approximate Floor Area  
413 sq. ft  
(38.43 sq. m)

Approx. Gross Internal Floor Area 942 sq. ft / 87.64 sq. m

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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