



10 North Street, Beaufort, Ebbw Vale. NP23

5RF

£385,000

Tenure Freehold (to be confirmed)

- **DETACHED FAMILY HOME**
- **KITCHEN / DINING ROOM**
- **MASTER EN-SUITE**
- **GROUND FLOOR SHOWER ROOM**
- **FOUR BEDROOMS**
- **TWO RECEPTION ROOMS**
- **UTILITY ROOM**
- **PARKING FOR MULTIPLE VEHICLES**

Built in 2004 this generous size Four Bedroomed Detached family home offers spacious accommodation comprising: Hall, Cloakroom with W/C, Lounge, Spacious Kitchen/Dining Room with access off to a Garden Room, Ground Floor Shower Room, Utility, Four Generous Size Bedrooms and a family bathroom to the first floor with the addition of an En-Suite to the Master Bedroom. The home benefits from Gas Central Heating, Double Glazing and integral kitchen appliances. Outside there are low maintenance paved front and rear gardens, parking for numerous vehicles and a motorbike garage/workshop at the rear. This ideal family home is offered with vacant possession and viewing is highly recommended.

The property is situated just 2.8 Miles from Ebbwvale town centre and only 1.3 miles from Brynmawr town centre where you will find local amenities as well as super markets and restaurants.

Services:

Mains Gas, electricity water and drainage.

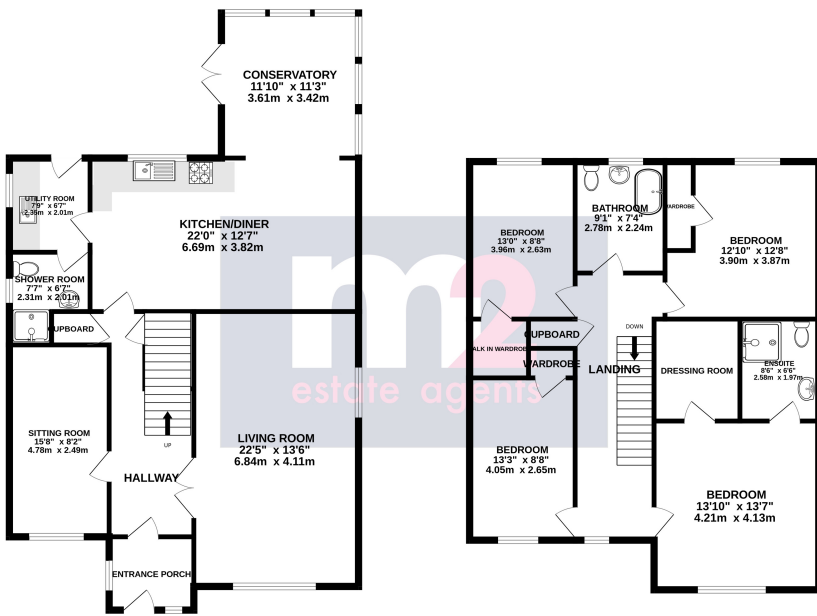
Council Tax Band:

Band F.

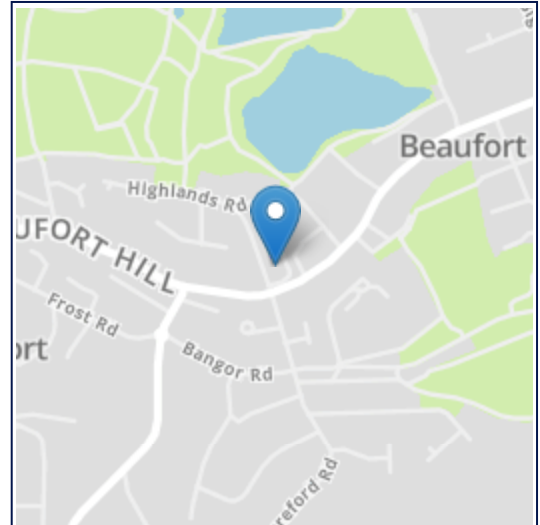


GROUND FLOOR
1113 sq.ft. (103.4 sq.m.) approx.

1ST FLOOR
939 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA: 2052 sq. ft. (190.6 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		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	79	85
	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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