



**5 Tyr Meddyg, Ebbw Vale. NP23 5FP**  
**£395,000**  
**Tenure Freehold**

- FRONT AND REAR GARDENS
- THREE LARGE BEDROOMS
- EN SUITE BATHROOM
- 33FT LIVING / DINING ROOM
- DRIVEWAY AND GARAGE
- CONSERVATORY TO THE REAR
- UTILITY ROOM
- SELF BUILD EXECUTIVE DETACHED HOUSE.

Built in the late 1980's this Executive Style self build detached house of traditional construction offers exceptional size family accommodation with the opportunity to accommodate additional bedroom space if required. Ideal for a growing family the property offers accommodation comprising: Entrance Hall with galleried landing above, Two Spacious Reception Rooms, Fitted Kitchen, Cloakroom, Utility and small Conservatory. To the first floor the Master Bedroom which could easily be split to accommodate an additional bedroom if required, second large double bedroom that could also be split which has an en-suite, third double bedroom and a four piece Family Bathroom. The home is complimented by: Gas Central Heating and Double Glazing throughout. Outside there are mature low maintenance gardens and a driveway with space for three cars to one side fronting a garage. The property is competitively priced to account for internal cosmetic updating and is offered with no onward chain. Early Viewing is Highly Recommended to avoid disappointment.

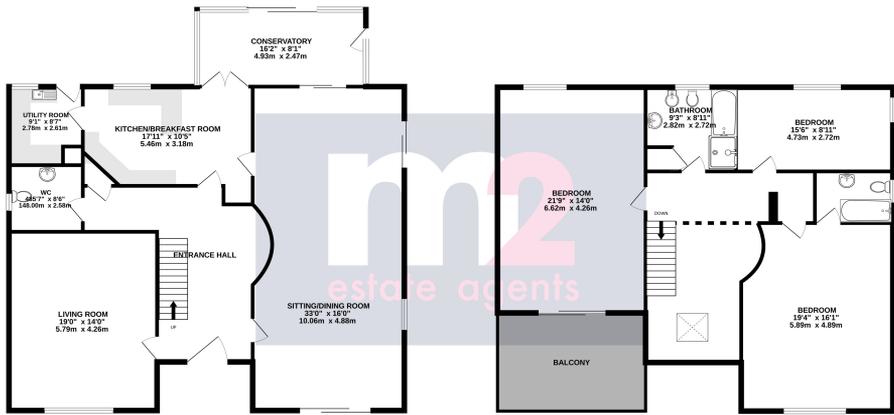
The property is situated just two miles from Ebbw Vale town centre where you will find local amenities as well as supermarkets and restaurants.

**Services:**

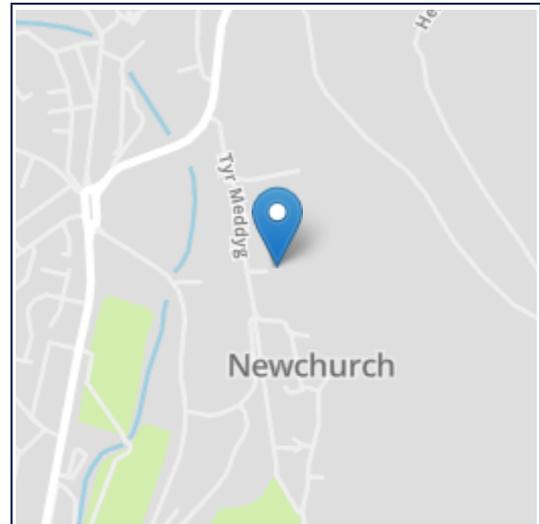
Mains Gas, electric, water and drainage.

Council Tax Band:

Band F.



TOTAL FLOOR AREA: 2746 sq ft. (255.1 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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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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