



31 Stonebridge Road, Rassau, Ebbw Vale.

NP23 5SL

£274,950

Tenure Freehold

- **DETACHED BUNGALOW**
- **TWO RECEPTION ROOMS**
- **FRONT AND REAR GARDENS**
- **DRIVEWAY PROVIDING EXTENSIVE PARKING**
- **THREE BEDROOMS**
- **SPACIOUS ENTRANCE HALLWAY**
- **CONSERVATORY TO THE REAR**
- **NO ONWARD CHAIN**

We are delighted to offer this Three Bedroomed Detached Bungalow on a good size plot offering accommodation comprising: Spacious Entrance Hall, Living Room, Dining Room, Kitchen with range of wall and base units and integrated appliances, Conservatory with French doors leading to the garden. There are Three Bedrooms with the Master being spacious with newly fitted carpets and three piece Family Bathroom. The property benefits from Gas Central Heating and Double Glazing throughout. To the front of the property there is an extensive driveway with parking for several vehicles and front lawn. To the rear of the property, a private garden with a well kept lawn and paved seating areas, enclosed with mature hedging. Offered with vacant possession and no onward chain, viewing is highly advised to fully appreciate the property.

The property is within walking distance to a local convenience stores in the popular area of Rassau on the northern side of Ebbw Vale. Morrison's supermarket is approximately one mile away, a wider selection of shops in nearby town Ebbw Vale along with a choice of great leisure facilities. Ebbw Vale benefits from good transport links with a bus and train station offering regular direct routes to the city of Cardiff. Fantastic road links, with the A465 taking you to Abergavenny, Brecon and Merthyr Tydfil.

Services:

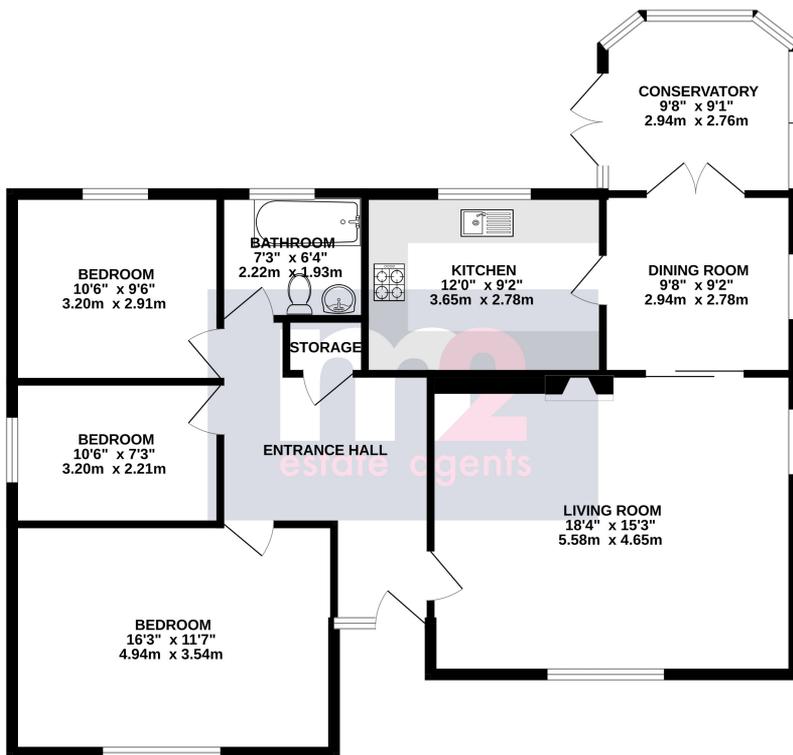
Mains Gas, electricity, water and drainage.

Council Tax Band:

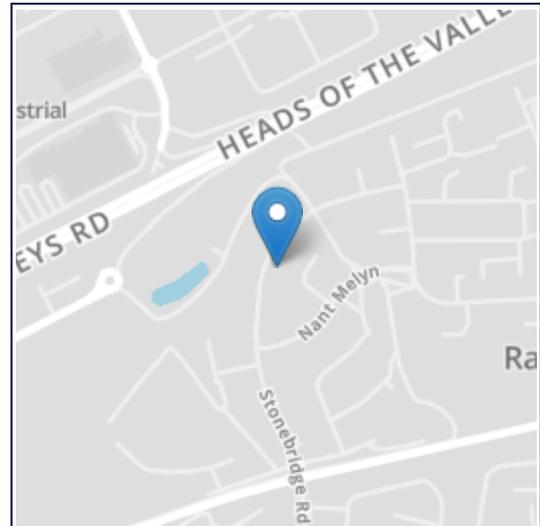
Band D.



GROUND FLOOR
1088 sq.ft. (101.1 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 sq.m.) approx.
While 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.
Made with Metropix v2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	63
(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.