



Queen Street, Brynmawr, NP23 4RD

£210,000



**\*\* IDEAL FAMILY HOME \*\*** Asset Estates are please to offer to the market this 4 bedroom larger than average end terraced property located in Queen Street, Brynmawr. Close to Brynmawr town centre and all local amenities, this property would make an ideal family home.

The property briefly comprising of a good size lounge, kitchen/diner, ground floor WC, utility room, four bedrooms, first floor bathroom, en-suite shower room and flat rear garden.

Contact us now to arrange your viewing!

### Hallway

### WC

**Utility Room** - 6'2" x 5' (width x length) feet

**Lounge** - 22'10" x 12'6" (width x length) feet

**Kitchen/ diner** - 22'10" x 12'5" (width x length) feet

**Bedroom 1** - 12'7" x 11'3" (width x length) feet

**Bedroom 2** - 12'7" x 10'3" (width x length) feet

### En-suite

**Bedroom 3** - 11'3" x 10'10" (width x length) feet

**Bedroom 4** - 6'2" x 10'2" (width x length) feet

### Tenure

We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

### Services

Mains electricity, gas, water and drainage.

### Council Tax

For council tax banding please visit

<https://www.gov.uk/council-tax-bands> Or alternatively

Contact Blaenau Gwent County Borough Council on 01495 311556.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Asset Estates Ltd

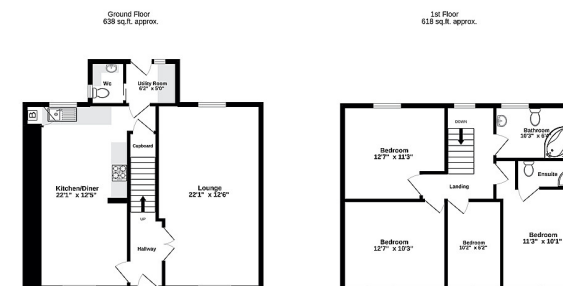
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No statement in these details should be relied upon as representation of fact. Any purchaser should instruct their own survey in order to ensure the accuracy of the information within. Asset Estates, their employees and agents do not have any authority to give warranty or representation in respect of this property. The services and equipment at the property have not been tested and we cannot comment on their condition or adequacy. Asset Estates make thorough inquiries of the vendor to ensure that the information that we provide is as accurate as possible. If you are aware of any details that are incorrect, please inform Asset Estates in order for us to make the necessary changes.



**TOTAL FLOOR AREA: 1226 sq.ft. approx.**  
While every attempt has been made to ensure the accuracy of the information provided, measurements are for guidance only and should not be relied upon. The actual area may vary slightly from the stated area. The price for the property is an estimate and should be subject to a survey. The price for the property is an estimate and should be subject to a survey. The price for the property is an estimate and should be subject to a survey.