



20 Canning Street, Cwm,
Ebbw Vale, Blaenau Gwent, NP23 7RW

Watts
& Morgan



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Ebbw Vale, Blaenau Gwent, NP23 7RW

Guide price: £120,000 £120,000

Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A traditional, mid-terrace home in Cwm, close to Ebbw Vale, with modernised accommodation including sitting room, living room, kitchen and ground floor utility area and bathroom. To the first floor: 3 double bedrooms. Steps lead down to an enclosed, westerly facing garden with lawn and broad parking area accessed from rear lane.

EPC rating: C69



Directions

Newport City Centre – 19.5 miles

Cardiff City Centre – 27.9 miles

M4 J28, Tredegar House – 16.6 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

No. 20 Canning Street is a traditional terrace property understood to date from around the 1900's. The accommodation has been modernised in more recent years but has further scope to further improve. Ground floor hallway has doors leading into a sitting room and to a family lounge with staircase leading to the first floor. The sitting room has a window to the front, street elevation, while to the heart of the house is a central family lounge with window overlooking the rear garden and the surrounding area onto hillside beyond. Two steps lead down into the kitchen, a great space with a good run of units. Freestanding gas hob to remain; plumbing for a dishwasher; space for low level fridge and freezer. Kitchen also features a neat, deep under stairs store cupboard; a connecting door into a rear entrance hallway / utility area with space/plumbing for washing machine. Beyond this is a ground floor bathroom featuring a modern white 3-piece suite with shower over.

To the first floor are 3 double bedrooms all accessed from the landing. The largest double room runs the width of the front of the property; a second double is the middle whilst the third small double/generous single is to the rear looking over the rear garden and surrounding area onto hillside beyond.

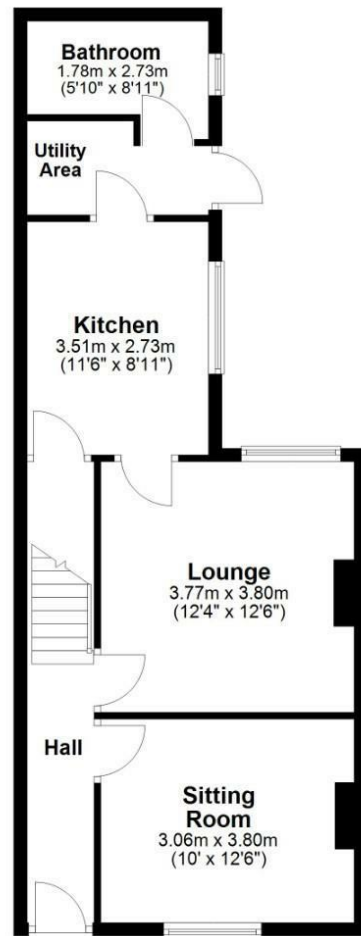


Additional information

Freehold. All mains services connect to the property. 'Worcester' combi central heating boiler. Council Tax: A EPC Rating; C69

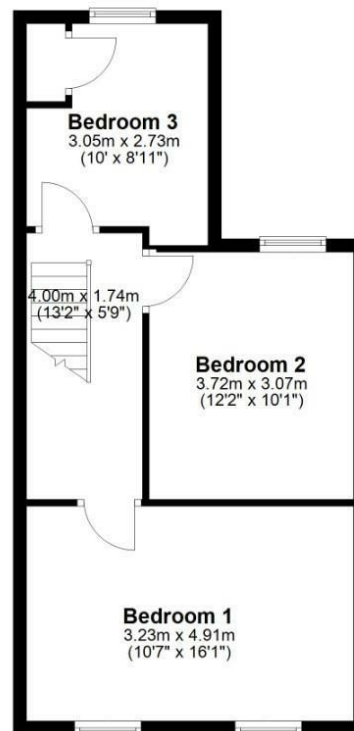
Ground Floor

Approx. 52.1 sq. metres (560.4 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.8 sq. feet)



Total area: approx. 95.9 sq. metres (1032.2 sq. feet)

Garden & Grounds

To the rear of the property is an enclosed garden space. From the rear entrance hallway, steps lead down to the garden onto a lawn with path running through this to a hardstanding. A gated entrance, from a rear lane, leads onto the hardstanding / parking area.



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



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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