

103 Talbot Road Talbot Green CF72 8AE

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Tel: **01443 85 33 33** Fax: **01443 800 565**



4 Beds, Detached, Freehold, £299,950

Copper Beech Drive, Bedwellty Gardens

3EA - Three Estate Agents are delighted to offer to market this rare opportunity to purchase a four bedroom, detached property on the exclusive Bedwellty Gardens development in Tredegar.

Features

- ▼ Freehold
- ▶ No chain
- Four double bedrooms
- Conservatory
- **▶** En-suite
- Garage
- Large rear garden



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The property is located close to local amenities and transport links. The home briefly comprises of entrance hall, lounge, kitchen, diner, utility room, downstairs WC, four double bedrooms (master with En-Suite), family bathroom, large rear garden, garage and off road parking. Lounge The light and airy lounge has solid oak flooring, painted walls, skimmed ceiling, large UPVC double glaze window, radiator and double doors leading to kitchen/diner. Kitchen The kitchen has limestone tiles floor, ample worksurface area, plenty of storage in cupboards and drawers, built-in appliances, induction hob with extractor fan.

Dining area

Has space for a large dining table with solid oak flooring and double doors leading to the conservatory.

Conservatory Limestone tiles to the floor with under floor heating and double doors leading into the garden

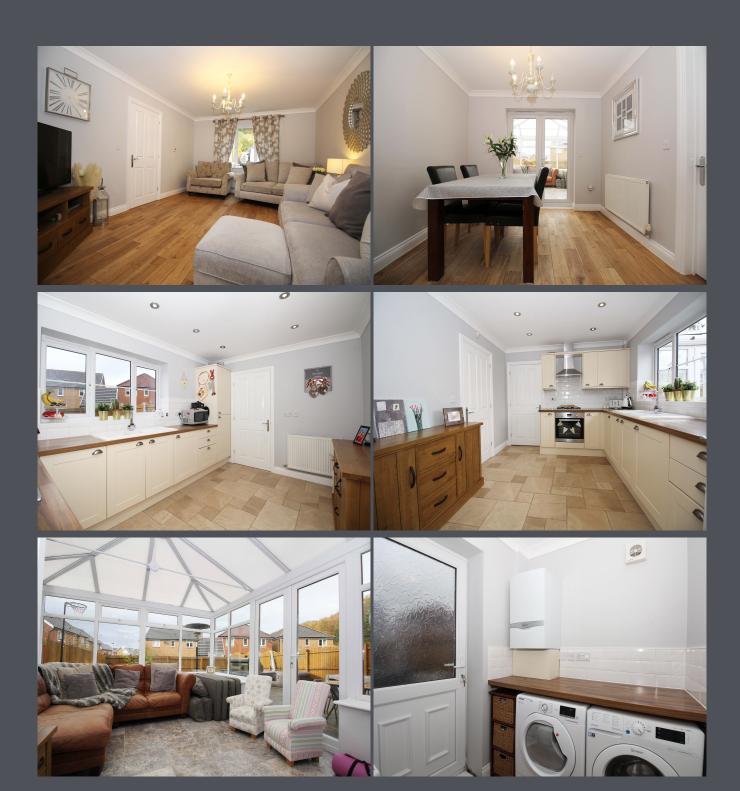
Utilities The utility room has more work surface area, space for white goods, provides access to the rear garden and also the downstairs WC also with limestone tiles floor. Downstairs Cloakroom The downstairs





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Energy Efficiency Ratir Very energy efficient - lower running costs (92 plus) A В (81-91)C (69-80)(55-68)(39-54)(21 - 38)(1-20)Not energy efficient - higher running costs

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	Current	Potential
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