

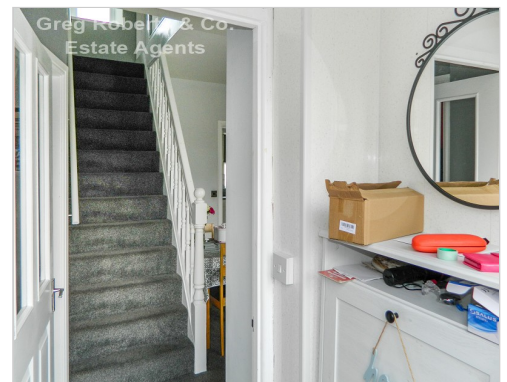


GREG ROBERTS & CO

ESTATE & LETTING AGENTS

School Road
Rassau
Ebbw Vale
Blaenau Gwent
NP23

£169,950



- Charming Two Bedroom Period Cottage With Extensive Off-Street Parking
- Potential To Extend - Planning Permission Granted (P/2019/0202)
- Two Separate Reception Rooms
- Modern Fitted Galley Kitchen With Integrated Appliances
- Generous Plot With Separate Raised Garden Area
- Ground Floor White Bathroom Suite With L-Shaped Spa Bath
- Situated In Popular Residential Area Conveniently Located In Walking Distance Of Local Schools And Amenities
- No Onward Chain Complications
- Combi-Boiler Heating System And Double Glazing Throughout
- Excellent Transport Links With Short Drive To Ebbw Vale Train Station And A465 Link Road

Ref: **PRA10850**

Viewing Instructions: Strictly By Appointment Only

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31, Commercial Street, Tredegar Blaenau Gwent, NP22 3DJ



General Description

A charming two bedroomed detached period cottage with ample off-street parking and great potential. Situated in the popular residential area of Rassau on the outskirts of Ebbw Vale, with a selection of beautiful walks and amenities on its doorstep, this property is offered to the market with NO ONWARD CHAIN complications and further benefits from planning permission (P/2019/0202) to extend the current living accommodation.

This well presented stone built property has been wonderfully configured to suit modern living whilst retaining it's original cosy cottage feel. It briefly comprises of an entrance porch leading to a spacious open plan living / dining room with stairs off and doors leading to the kitchen and reception room two. The white shaker galley style kitchen has a range of fitted units complete with integrated appliances and overlooks the rear garden. A family bathroom suite with spa bath completes the current ground floor living accommodation. The first floor of this cottage provides two double bedrooms. There is also potential to extend with a single storey extension to the rear creating a further reception room and a master ensuite bedroom with walk-in wardrobe.

Externally, to the front is a courtyard area and a flower bed with established plants and shrubs. A large driveway to the side of the property leads to an extensive parking area which could accommodate a number of vehicles and would make an ideal space for a motor home/ caravan. Steps lead off to a separate partially lawned area which houses a useful wooden storage shed. A block built outbuilding with water supply and electric provides further potential.

SITUATION

Rassau is situated a stones throw away from the town of Ebbw Vale. It bounds the Brecon Beacons National Park to the North and a selection of beautiful walks nearby. The area has a range of local amenities and a selection of good schools. A wider selection of shops, including several supermarkets, can be found in Ebbw Vale along with a choice of banks and leisure facilities. There are good transport links with the local train station offering regular direct routes to the city of Cardiff within the hour and the A465 link road a short drive away.

Accommodation

Entrance

uPVC and obscured double glazed door into Internal Porch.

Internal porch (5' 1" x 2' 5") or (1.54m x 0.74m)

Tiled flooring, hygienically clad walls, smooth ceiling, white gloss glazed door into Reception Room One.

Reception Room 1 (21' 4" x 10' 2") or (6.50m x 3.09m)

Carpet as laid, smooth ceiling, two radiators, wall hung electric fireplace, white gloss door to Reception Room Two, Carpeted stairs to first floor, white gloss door to useful understairs storage cupboard, white gloss door to kitchen, two uPVC and double-glazed windows to front.

Reception Room 2 (11' 4" x 8' 11") or (3.45m x 2.73m)

Carpet as laid, smooth ceiling, radiator, uPVC and double-glazed window to front.

Kitchen (15' 3" x 6' 6" Max) or (4.65m x 1.97m Max)

Tiled flooring, smooth ceiling with spotlights, range of base and eye level units with tiled splashbacks, ceramic sink, integrated gas hob with extractor fan over, integrated electric oven, integrated microwave, integrated dishwasher, space for fridge-freezer, radiator, wall-mounted 'Gloworm' boiler, white gloss door to bathroom, uPVC and double-glazed door to rear, uPVC and double-glazed window to rear.

Bathroom (6' 4" x 5' 9") or (1.92m x 1.76m)

Tiled flooring, tiled walls, smooth ceiling with spotlights, panel-enclosed 'Jacuzzi' style bath, wash hand basin with vanity unit beneath, W.C., extractor fan, chrome vertical radiator, uPVC and obscured double-glazed window to rear.

Bedroom 1 (11' 4" x 8' 10") or (3.46m x 2.69m)

Carpet as laid, smooth ceiling, radiator, white gloss door to built-in wardrobe, uPVC and double-glazed window to front.

Bedroom 2 (11' 5" x 5' 9") or (3.47m x 1.76m)

Carpet as laid, smooth ceiling, radiator, uPVC and double-glazed window to front.

Front of property

Front paved area with planted flower bed. Gated access to driveway with parking for 9+ vehicles.

Side Garden

Large concrete paved and graveled area within boundary wall/fencing.

Rear Garden

Large graveled area housing block built outbuilding. Steps leading to level partially lawned area with mature plants and shrubs, and a useful wooden storage shed. All within boundary walls and fencing.

Outside Store Room

Block built outbuilding with congregated roof and concrete floor. uPVC and double-glazed door to front, uPVC and double-glazed window to front and side. Space for washing machine and tumble dryer.

Services

Mains electricity, mains water, mains gas, mains drainage

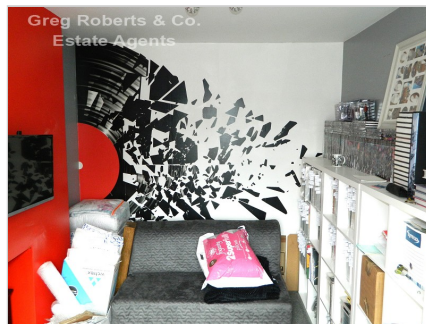
EPC Rating:23

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





Greg Roberts & Co.
Estate Agents

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MORTGAGES & INSURANCE

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £225,000. From £225,001 to £400,000 - 6% of Purchase Price. From £400,001 to £750,000 - 7.5% of Purchase Price. From £750,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.