



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Blue Lake Close

Ebbw Vale

NP23

Offers In Excess Of

£240,000



- Contemporary Detached Family Home
- Three Bedrooms With Ensuite To Master
- Modern Gloss Kitchen With Integrated Appliances
- Open Plan Kitchen / Dining Area
- Living Room With French Doors Opening Onto Rear Garden
- First Floor Family Bathroom And Downstairs W/C
- Driveway Parking For 3+ Vehicles
- Remainder of Developer's Warranty & NHBC Guarantee
- Sought After Development With Excellent Transport Links
- EPC Rating: B | Tenure: Freehold | Council Tax Band: D

Ref: PRA10868

Viewing Instructions: Strictly By Appointment Only



## General Description

This contemporary three bedroom detached family home with driveway and rear garden is nestled in a quiet cul-de-sac location within the popular Blue Lake development on the town's North-Western outskirts, making it ideally situated with surrounding countryside yet with ease of access to the town centre and local amenities.

## Accommodation

### Entrance

Composite and obscured double-glazed door into Entrance Hallway.

### Entrance Hallway (15' 10" x 3' 10") or (4.82m x 1.17m)

Laminated flooring, smooth ceiling, radiator, door to W/C, door to Kitchen, door to Living Room, door to useful under stairs storage cupboard, carpeted stairs to first floor.

### WC (4' 10" x 3' 3") or (1.47m x 0.98m)

Linoleum flooring, smooth ceiling with extractor fan, wash hand basin, W/C, radiator, uPVC and obscured double-glazed window to front.

### Kitchen (16' 6" x 8' 10") or (5.04m x 2.69m)

Laminated flooring, smooth ceiling with spotlights, extractor fan, range of white gloss base and eye level units with stainless steel sink and drainer, integrated gas hob with extractor fan over, integrated electric oven, integrated fridge/freezer, integrated dishwasher, radiator, uPVC and double-glazed window to front.

### Living Room (16' 6" x 9' 11") or (5.03m x 3.01m)

Carpet as laid, smooth ceiling, radiator, uPVC and double-glazed patio doors to rear, uPVC and double-glazed window to rear.

### Landing (10' 8" x 3' 1") or (3.24m x 0.93m)

Carpet as laid, smooth ceiling, white gloss door to bathroom, white gloss doors to bedrooms, white gloss door to useful storage cupboard, loft access.

### Bathroom (6' 9" x 5' 7") or (2.07m x 1.69m)

Linoleum flooring, part-tiled walls, smooth ceiling with spotlights, panel-enclosed bath with mains shower over, wash hand basin, W/C, chrome vertical radiator, extractor fan, uPVC and double-glazed window to front.

### Bedroom 1 (9' 7" x 7' 5") or (2.92m x 2.25m)

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

### Bedroom 2 (11' 11" x 9' 5") or (3.62m x 2.88m)

Carpet as laid, smooth ceiling, radiator, door to Ensuite, uPVC and double-glazed window to rear.

### En Suite (8' 6" x 4' 0") or (2.58m x 1.22m)

Linoleum flooring, part-tiled walls, smooth ceiling, double walk-in shower with 'Mira' electric shower, wash hand basin, W/C, radiator, extractor fan, uPVC and obscured double-glazed window to side.

### Bedroom 3 (8' 5" x 6' 9") or (2.57m x 2.07m)

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

## Front of property

Lawned area with border mature shrubs and paved pathway to front entrance. Driveway parking for three vehicles.

## Rear Garden

Paved patio seating area with gravel border leading to large lawned area housing useful wooden storage shed all within boundary fencing. Pedestrian gated access to side of property/driveway.



# Services

Mains electricity, mains water, mains gas, mains drainage

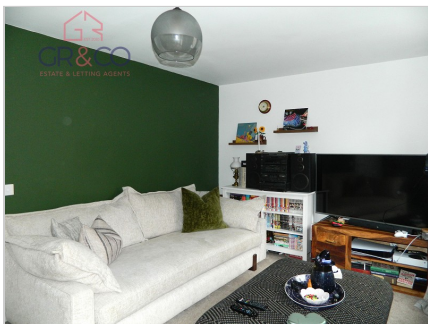
EPC Rating:83

# Tenure

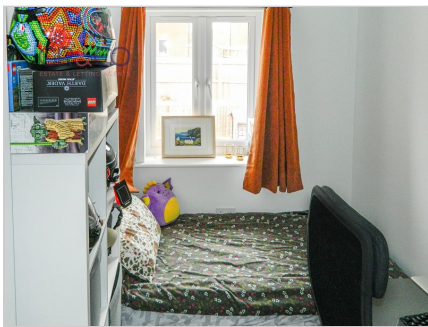
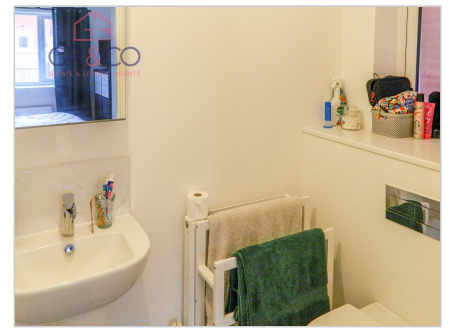
We are informed that the tenure is Freehold

# Council Tax

Band D







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.