



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Llwyn Celyn
Ebbw Vale

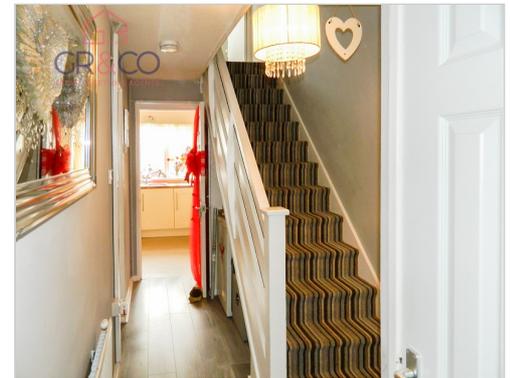
£139,950



- Well-Presented Three Bedroomed Family Home
- Located On A Quiet Cul-De-Sac With Driveway Parking
- Spacious Living Room With French Doors To Garden
- Modern Fitted Kitchen/Dining Room
- Contemporary First Floor Family Bathroom
- Ground Floor Cloakroom
- Low Maintenance Front & Rear Gardens
- Combi-Boiler Heating System
- Close Proximity To Local Schools And Amenities
- Tenure: Freehold | EPC Rating: C | Council Tax Band: A

Ref: PRA10873

Viewing Instructions: Strictly By Appointment Only



General Description

A rare opportunity to purchase this delightful three bedroomed family home with gardens and driveway parking, nestled in a quiet cul-de-sac location on the outskirts of Ebbw Vale yet within walking distance of local schools, amenities and the scenic countryside.

Internally on the ground floor, this spacious property boasts a beautiful fitted kitchen with dining space, a light-filled living room with double french doors onto the patio and a useful cloakroom. On the first floor, there are two good-sized double bedrooms and a single bedroom, all served by a contemporary family bathroom suite. Conveniently, there are several cupboards spread across both floors providing ample storage.

Externally, there is a large well-maintained front garden with gated driveway parking and ramped access. To the rear is a two-tier enclosed garden with a patio seating area and gated access.

SITUATION

Situated on a quiet no-through road in a popular residential area on the outskirts of Ebbw Vale town. 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 (6' 9" x 4' 10" Max) or (2.07m x 1.47m Max)

Linoleum flooring, smooth ceiling, worktop with base cabinet underneath, door to Kitchen/Diner.

Kitchen / Diner (17' 9" x 8' 8") or (5.42m x 2.65m)

Non-slip flooring, smooth ceiling, range of cream base and eye level units, tiled splashbacks, stainless steel sink and drainer, integrated gas hob and electric oven with extractor fan over, space for washing machine, space for American fridge/freezer, radiator, extractor fan, white gloss door to hallway, uPVC and double-glazed window to front.

Hallway (17' 11" x 5' 9" Max) or (5.45m x 1.76m Max)

Laminated flooring, textured ceiling, radiator, white gloss door to Living Room, white gloss door to W/C, carpeted stairs to first floor, uPVC and obscured double-glazed door to rear.

WC (5' 5" x 2' 9") or (1.64m x 0.83m)

Linoleum flooring, textured ceiling, wash hand basin, W/C, radiator, extractor fan.

Living Room (14' 10" x 11' 10") or (4.52m x 3.61m)

Laminated flooring, textured ceiling, radiator, uPVC and double-glazed patio doors to rear.

Landing (11' 7" Max x 6' 9" Max) or (3.53m Max x 2.05m Max)

L-shaped. Carpet as laid, textured ceiling, white gloss door to Bathroom, white gloss doors to Bedrooms, white gloss door to airing cupboard housing wall-mounted 'Baxi' combi-boiler (installed 22 May 2013), loft access (part-boarded, access via drop down ladder).

Bathroom (6' 6" x 5' 8") or (1.97m x 1.73m)

Linoleum flooring, part-tiled walls, textured ceiling, extractor fan, panel-enclosed bath with 'Mira' electric shower over, W/C, radiator, uPVC and obscured double-glazed window to rear.

Bedroom 1 (11' 9" x 10' 10") or (3.59m x 3.31m)

Laminated flooring, textured ceiling, white gloss door to built-in wardrobe, radiator, two uPVC and double-glazed window to front.

Bedroom 2 (11' 10" x 10' 10") or (3.60m x 3.29m)

Laminated flooring, textured ceiling, door to built-in wardrobe, radiator, two uPVC and double-glazed windows to rear.

Bedroom 3 (8' 8" x 6' 9") or (2.63m x 2.05m)

Laminated flooring, textured ceiling, radiator, uPVC and double-glazed window to front.

Front Garden

Gated driveway with artificial grass and patio areas leading to ramped access to front door all within boundary boundary walls and fencing.

Rear Garden

Patio seating area with steps to low maintenance gravel garden within boundary walls and fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

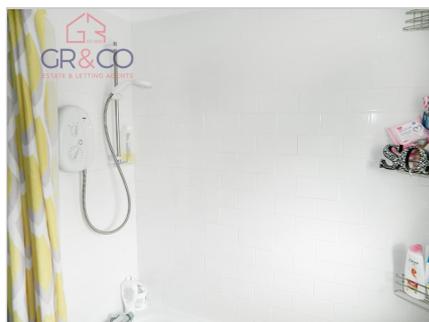
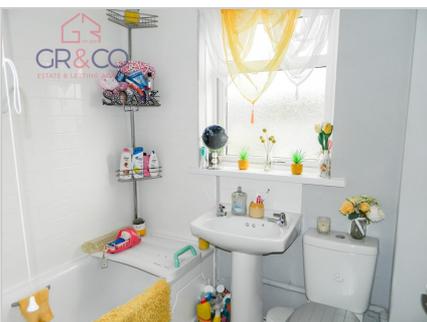
Tenure

We are informed that the tenure is Freehold

Council Tax

Band A









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 SALES & LETTINGS

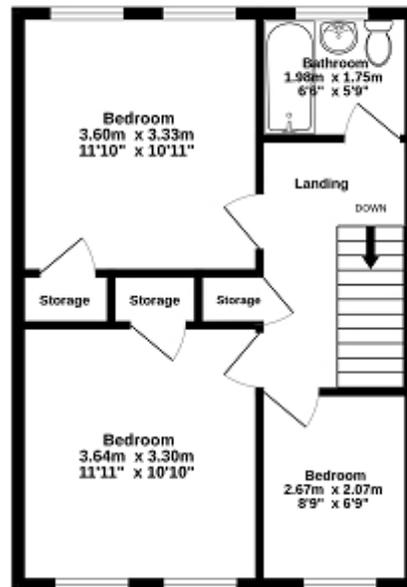
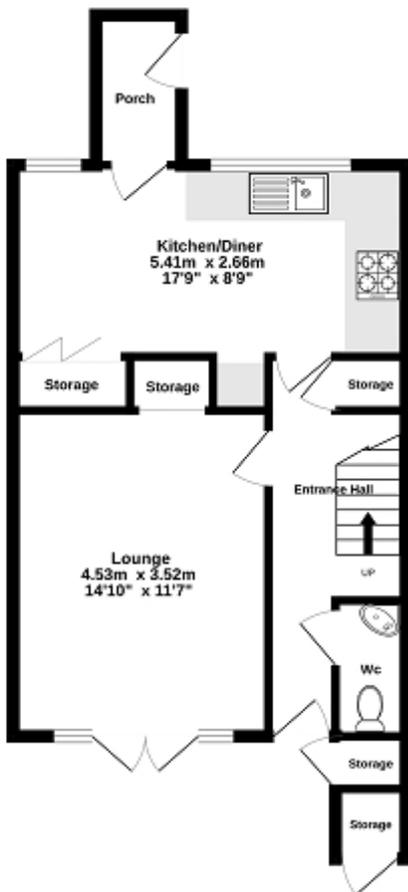
 MORTGAGES & INSURANCE

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Ground Floor
47.0 sq.m. (506 sq.ft.) approx.

1st Floor
42.9 sq.m. (462 sq.ft.) approx.



TOTAL FLOOR AREA: 89.9 sq.m. (968 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, garden area, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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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.