



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Church View  
Beaufort  
Ebbw Vale

£144,950



- Attractive Three Bedroom Terraced House
- Recently Refurbished Throughout
- Brand New Stylish Fitted Kitchen
- Situated In Popular Residential Location
- Driveway Parking For Two Vehicles
- No Onward Chain Complications
- Superb Landscaped Rear Garden
- Two Reception Rooms | Contemporary Bathroom
- Brand New Condensing Combi-Boiler
- EPC Rating: D | Council Tax Band: B | Tenure: Freehold

Ref: PRA10884

Viewing Instructions: Strictly By Appointment Only

## General Description

Offered chain free, this recently refurbished three bedroom terraced house boasts a stylish design throughout and is well located in the Beaufort area of Ebbw Vale within easy reach of local amenities and transport links. Offering a stylish new kitchen, a contemporary bathroom and neutral decor, this property is perfect for those seeking a move-in-ready home or a promising investment opportunity.

Step inside and you are greeted by an entrance hallway which leads to the two reception rooms and stairs to the first floor. There is a beautiful, newly fitted, kitchen with navy blue cabinetry, integrated halogen hob and electric oven, and marbling effect worktops which also provides access to the private rear garden. Here, a paved patio area leads to steps to a further patio area and a level lawn, creating a low-maintenance outdoor oasis, ideal for al fresco dining and entertaining. A contemporary three piece family bathroom suite completes the ground floor living accommodation. Ascending to the first floor there are three bedrooms, two of which are good sized doubles, perfect for accommodating a family.

The property further benefits driveway parking to the rear for two vehicles, a recently landscaped rear garden, brand new carpets throughout and a brand new condensing combi-boiler.

### SITUATION

Beaufort is situated a stones throw away from the town of Ebbw Vale. It bounds the Brecon Beacons National Park to the North, with both the Beaufort Ponds, Warwick Road Ponds and nature reserves nearby. The village has a range of local amenities and a good primary school. 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.

In summary, this delightful three bedroom house is a great match for those looking for a modern and stylish home in a desirable location. Book a viewing today and discover the perfect place for you to call home.

## Accommodation

### Entrance

Composite and obscured double-glazed door into Entrance Hallway.

### Entrance Hallway (9' 10" x 3' 0") or (2.99m x 0.92m)

Brand new carpet as laid, smooth ceiling, door to Reception Room One, entrance to Reception Room Two, carpeted stairs to first floor, radiator.

### Reception Room 1 (12' 10" Max x 10' 0") or (3.92m Max x 3.06m)

Brand new carpet as laid, smooth ceiling, radiator, uPVC and double-glazed window to front.

### Reception Room 2 (11' 3" Max x 15' 9" Max) or (3.44m Max x 4.80m Max)

Brand new carpet as laid, smooth ceiling, radiator, entrance to Kitchen, uPVC and double-glazed window to rear.

### Kitchen (8' 8" Max x 8' 8" Max) or (2.64m Max x 2.64m Max)

Brand new linoleum flooring, smooth ceiling, range of dark blue base and eye level units, stainless steel sink and drainer, integrated halogen hob, electric oven, extractor fan over, space for fridge-freezer, door to Bathroom, uPVC and double-glazed window to side, uPVC and obscured double-glazed door to side.

### Downstairs Bathroom (7' 1" x 5' 10") or (2.16m x 1.78m)

Brand new linoleum flooring, smooth ceiling, corner shower unit with mains shower over, pedestal wash hand basin, W.C., radiator, extractor fan, sliding door to cupboard with space for washing machine, uPVC and obscured double-glazed window to rear.

### Landing (11' 9" Max x 5' 9" Max) or (3.59m Max x 1.74m Max)

Brand new carpet as laid, smooth ceiling, doors to Bedrooms, uPVC and double-glazed window to rear.

### Bedroom 1 (10' 0" Max x 9' 11" Max) or (3.04m Max x 3.02m Max)

Brand new carpet as laid, smooth ceiling, newly fitted wall-mounted new 'Ariston' condensing combi-boiler, radiator, uPVC and double-glazed window to rear.

### Bedroom 2 (9' 9" x 11' 7") or (2.98m x 3.53m)

Brand new carpet as laid, smooth ceiling, radiator, uPVC and double-glazed window to front.



## Bedroom 3 (9' 11" x 6' 0") or (3.02m x 1.84m)

Brand new carpet as laid, smooth ceiling, radiator, uPVC and double glazed windows to front.

## Outside/Rear

Tiered rear garden with patio area and steps leading to further patio area.

## Hardstand

Concrete based hardstand providing parking for two vehicles.

## Services

Mains electricity, mains water, mains gas, mains drainage

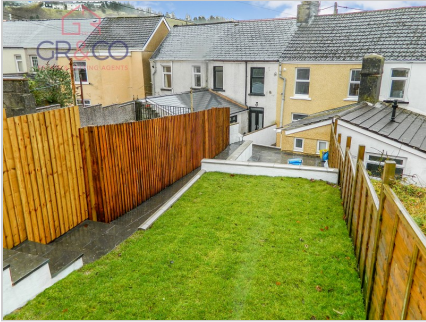
EPC Rating:56

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band B



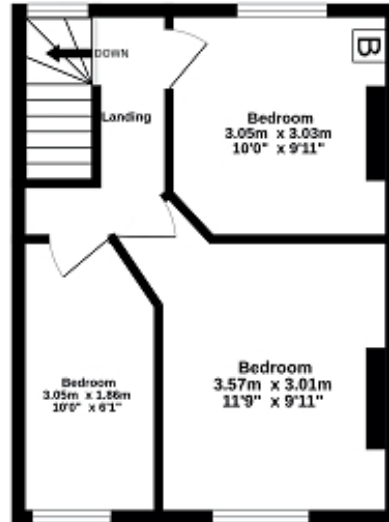
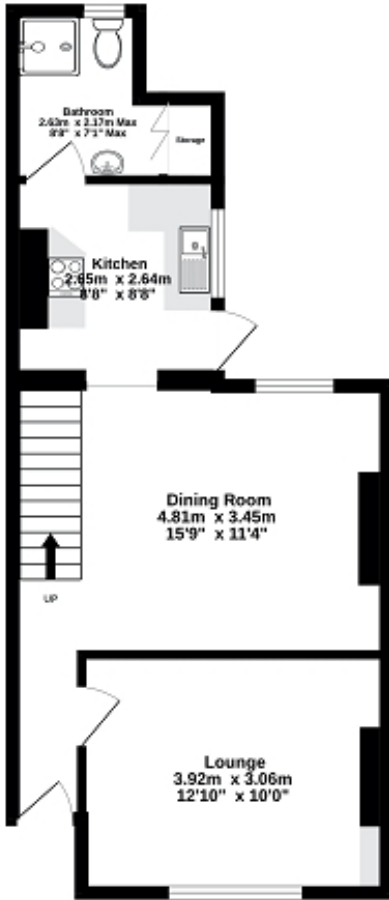




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Ground Floor  
40.6 sq.m. (437 sq.ft.) approx.

1st Floor  
30.7 sq.m. (330 sq.ft.) approx.



TOTAL FLOOR AREA : 71.2 sq.m. (767 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 read in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 1/2023



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.