



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Brynheulog Street
Ebbw Vale

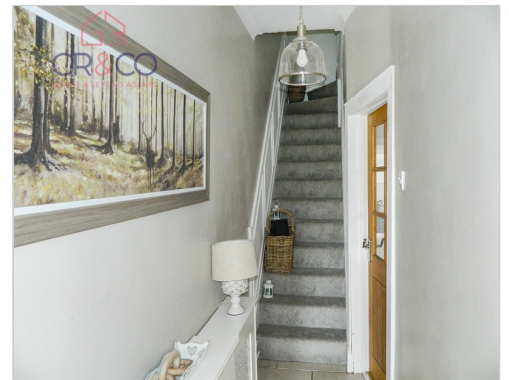
£145,000



- Immaculately Presented Terraced Family Home
- Beautiful Fitted Kitchen With Separate Utility Room
- Living Room With Feature Bay Window And Fireplace
- South Facing Landscaped Garden With Scenic Views
- Three Bedrooms, Two Of Which Are Doubles
- First Floor Family Bathroom With Freestanding Slipper Bath
- Centrally Located Within Walking Distance To Town
- Close To Schools And Amenities
- Combi-Boiler Heating System
- EPC Rating: D | Council Tax Band: B | Tenure: Freehold

Ref: PRA10904

Viewing Instructions: Strictly By Appointment Only



General Description

Beautifully presented throughout, this bay fronted Victorian terraced house with South facing garden is conveniently located within easy walking distance to the town centre. With its natural Farrow and Ball colour palette and the addition of some period features, this makes for a wonderful 'move-in ready' family home.

Approached via a gated entrance, internal porch and a lovely hallway, the property consists of a large double reception room comprising of a dining area and a front living room with double-glazed bay window, feature fireplace and two bespoke built in cabinets. To the rear is a thoughtfully designed kitchen fitted with dusky pink shaker style cabinets, oak worktops and a ceramic sink. This is complimented by a separate utility room. The first floor is occupied by a well-proportioned landing area, a large principal bedroom with feature wall panelling, and a further two bedrooms. A four-piece family bathroom featuring a freestanding slipper bath and built-in shower cubical completes the internal living accommodation.

OUTSIDE

The south facing landscaped rear garden fills the house with an abundance of natural light and offers picturesque views of the hills. It is mainly laid to artificial lawn with a patio area, raised flower beds and horizontal wood border fencing. There is on-street parking available.

SITUATION

The property is a mere stones throw away from a good primary school and local convenience stores yet within walking distance of Ebbw Vale town centre which offers a wide selection of shops and amenities, and a fantastic choice of leisure facilities.

Ebbw Vale bounds the Brecon Beacons National Park to the North and the picturesque Welsh valleys to the South. There are good transport links with Ebbw Vale train station offering regular direct routes to the city of Cardiff within the hour and the A465 link road with access to Abergavenny, Brecon, Merthyr Tydfil and beyond. Cardiff Airport is just over 40 miles away by car.

ADDITIONAL INFORMATION

Local Authority | Blaenau Gwent County Council

Services | We are advised that the property is connected to mains electricity, gas, water and drainage. Ultrafast broadband is available according to OFCOM.

Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

Accommodation

Entrance

Composite and obscured double-glazed door into Internal Porch.

Internal porch (3' 3" x 3' 6") or (0.98m x 1.07m)

Tiled flooring, smooth ceiling, door to Entrance Hallway.

Entrance Hallway (10' 9" x 3' 3") or (3.28m x 0.98m)

Tiled flooring, smooth ceiling, radiator, carpeted stairs to first floor, door to Dining Room.

Dining Room (12' 3" x 12' 6" Max) or (3.74m x 3.82m Max)

Laminated herringbone style flooring, radiator, entrance to Living Room, door to Kitchen, uPVC and double-glazed window to rear.

Living Room (13' 5" Max x 11' 9" Max) or (4.10m Max x 3.59m Max)

Laminate 'Herringbone style' flooring, smooth ceiling, radiator, cast iron fireplace, uPVC and double glazed bay window to front.

Kitchen (10' 0" x 7' 8") or (3.06m x 2.34m)

Tiled flooring, smooth ceiling, range of light dusky pink base and eye level units with Belfast sink, integrated gas hob with extractor fan over, integrated oven, space for fridge/freezer, radiator.

Utility Room (8' 11" x 3' 9") or (2.71m x 1.15m)

Linoleum flooring, smooth ceiling, radiator, worktop with space for washing machine, space for tumble-dryer, uPVC and double-glazed window to rear, uPVC and double-glazed door to rear.

Landing (15' 11" Max x 5' 7" Max) or (4.85m Max x 1.70m Max)

Carpet as laid, smooth ceiling, half panelled walls, white gloss door to Bathroom, white gloss doors to Bedrooms, white gloss door to useful storage cupboards, loft access.

Bathroom (10' 0" x 8' 1") or (3.05m x 2.47m)

Tiled flooring, smooth ceiling with spotlights, free standing bath, double shower enclosure with mains shower over, pedestal wash hand basin, W.C., radiator, extractor fan, double doors to airing cupboard with wall-mounted 'Ariston' combi-boiler, uPVC and obscured double glazed window to side.

Bedroom 1 (12' 8" x 9' 5") or (3.85m x 2.88m)

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

Bedroom 2 (9' 1" x 10' 11") or (2.78m x 3.33m)

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

Bedroom 3 (6' 0" Max x 8' 0" Max) or (1.83m Max x 2.45m Max)

Laminated flooring, smooth ceiling with spotlights, bespoke built in wardrobes with triple door and double door, uPVC and double glazed window to front.

Rear Garden

Level enclosed low maintenance garden with artificial lawned area, raised flower beds and border wood fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:58

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B







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MORTGAGES & INSURANCE

01495 723 265

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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.