



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Elizabeth Way  
Ebbw Vale

£130,000



- Mid-Terraced Property In Popular Residential Area
- Spacious Fitted Kitchen / Diner
- Light-Filled Living Room
- Three Good Sized Bedrooms
- First Floor Family Bathroom | Ground Floor W.C.
- No Onward Chain
- Low Maintenance Rear Garden With Views
- Walking Distance To Willoughton Primary School
- Close To Town And Local Amenities | No Onward Chain
- EPC Rating: C | Council Tax Band: A | Tenure: Freehold

Ref: PRA10909

Viewing Instructions: Strictly By Appointment Only

## General Description

**\*\*No Onward Chain\*\*** Greg Roberts & Co are pleased to offer for sale this well presented three bedroom terraced house with wonderful views over the surrounding valley. The property spans two floors of generously proportioned accommodation and further benefits a low maintenance rear garden.

This beautiful home is within easy reach of local shops, schools, sports facilities and supermarkets, and is sure to appeal to a variety of purchasers including young couples and growing families. It has an endless amount of benefits and some of its key features are; ample living, spacious open plan fitted kitchen/dining room, three good sized bedrooms, modern bathroom, and an enclosed rear garden with picturesque views. For added convenience there is a ground floor W.C. and plenty of storage.

### 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

uPVC and obscured double-glazed door into Entrance Porch.

### Entrance Porch

Concrete floor, smooth ceiling, door to storage cupboard, uPVC and double-glazed door into Entrance Hallway.

### Entrance Hallway

Tiled flooring, tiled ceiling, radiator, white gloss and glazed door to Living Room, white gloss and glazed door to Kitchen/Diner, white gloss door to useful storage cupboard, carpeted stairs to first floor.

### WC

Tiled flooring, part-tiled walls, textured ceiling, wash hand basin, W.C.

### Living Room

Carpet as laid, textured ceiling, radiator, white gloss door to storage cupboard, uPVC and double-glazed window to front.

### Kitchen / Diner

Tiled flooring, textured ceiling, range of base and eye level units with tiled splashbacks, stainless steel sink and drainer, integrated gas hob, electric oven and grill with stainless steel extractor fan over, space for washing machine, space for fridge-freezer, space for tumble-dryer, floor mounted 'Ideal Mexico' gas boiler, two uPVC and double-glazed windows to rear, uPVC and obscured double-glazed door to Rear Lobby.

### Rear Hall/Lobby

White gloss door to storage cupboard, uPVC and obscured double glazed door to rear.

### Landing

L-Shaped, carpet as laid, textured ceiling, white gloss door to Bathroom, white gloss door to Bedrooms, door to Airing cupboard, loft access.

## Bathroom

Laminated flooring, textured ceiling, hygienically clad walls, panel-enclosed bath with 'Gainsborough' electric shower over, pedestal wash hand basin, W.C., radiator, uPVC and obscured double-glazed window to rear.

## Bedroom 1

Carpet as laid, textured ceiling, radiator, two uPVC and double glazed windows to rear.

## Bedroom 2

Carpet as laid, textured ceiling, built-in triple wardrobe, radiator, two uPVC and double-glazed windows to front.

## Bedroom 3

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

## Front of property

Steps leading down to low maintenance tiered garden within boundary fencing.

## Rear Garden

Paved and gravel patio seating area offering picturesque views with steps down to low maintenance tiered garden. All within boundary fencing.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

## Tenure

We are informed that the tenure is Freehold

## Council Tax

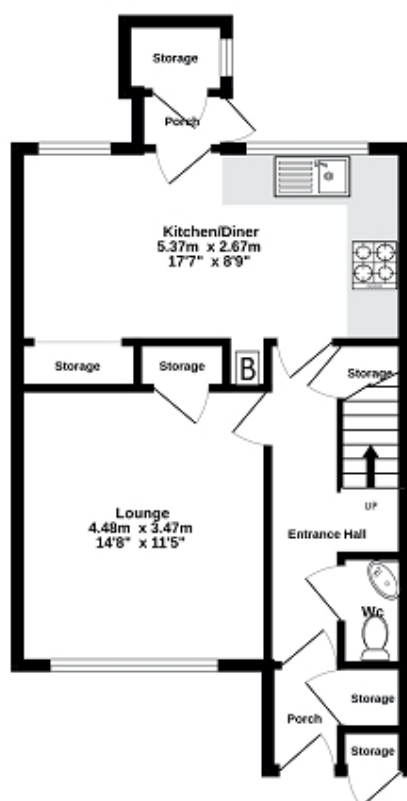
Band A



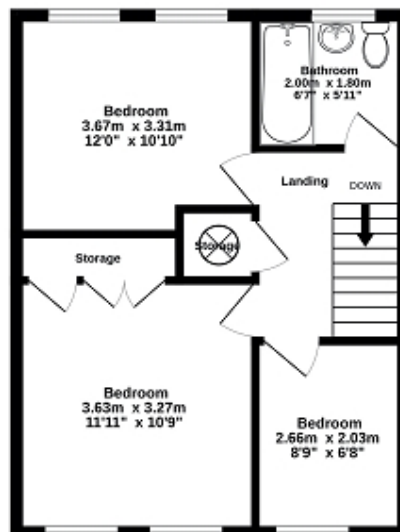




Ground Floor  
43.5 sq.m. (468 sq.ft.) approx.



1st Floor  
38.4 sq.m. (413 sq.ft.) approx.



TOTAL FLOOR AREA - 81.9 sq.m. (881 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operability or efficiency can be given.  
Made with Homeplan 12/2014

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.