



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Holly Close  
Rassau  
Ebbw Vale

£265,000



- Substantial Detached Bungalow
- Three Double Bedrooms
- No Onward Chain
- Garage And Driveway Parking
- Quiet Cul-De-Sac Location Close To Amenities
- Fitted Kitchen Plus Utility Room
- Large Living Room | Dining Room
- Enclosed Rear Garden
- Combi-Boiler Heating System
- EPC Rating: D | Council Tax Band: D | Tenure: Freehold

Ref: PRA10911

Viewing Instructions: Strictly By Appointment Only

## General Description

A fantastic opportunity to purchase this desirable Detached Bungalow with garage and parking, nestled in a quiet cul-de-sac location on the outskirts of Ebbw Vale.

**\*\*No onward chain complications\*\***

Offering spacious and flexible living accommodation, the property boasts good sized rooms throughout. The internal porch leads through to the entrance hallway, which gives access to a large lounge with adjoining dining room overlooking the front garden, and a delightful fitted kitchen with serving hatch. Off the kitchen is a separate utility room which provides external side access. There are three double bedrooms to the rear all served by a family bathroom suite.

### OUTSIDE

The bungalow occupies a generous plot with established gardens to front and rear. The private split-level enclosed rear garden is principally laid to lawn with surrounding border hedging. There is off road parking for several cars with the driveway leading to an attached block built garage.

### SITUATION

The property is close to local convenience stores in the popular area of Rassau on the outskirts of Ebbw Vale. It bounds the Brecon Beacons National Park to the North and the picturesque Welsh valleys to the South. The local supermarket is a two minute drive with a wider selection of shops in nearby Ebbw Vale along with a choice of superb leisure facilities. 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 and Merthyr Tydfil, a stones throw away. 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.

Broadband | Standard, superfast and ultrafast broadband is available according to OFCOM, subject to providers terms and conditions.

Mobile | EE, Three, Vodafone - Likely indoor and outdoor coverage 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 Internal Porch.

### Internal porch

Tiled flooring, textured ceiling, obscured glazed door into Entrance Hallway.

### Entrance Hallway

L-shaped hallway, carpet as laid, textured ceiling, radiator, doors to two useful storage cupboards, door to Living Room, door to Kitchen, door to Bathroom, doors to Bedrooms.

### Living Room (16' 4" x 13' 0") or (4.97m x 3.96m)

Carpet as laid, textured ceiling, marble fire place with electric coal effect fire, two radiators, uPVC and double-glazed window to front, entrance to Dining Room.

### Dining Room (10' 11" x 9' 11") or (3.32m x 3.02m)

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

### Kitchen (10' 11" x 9' 11") or (3.32m x 3.01m)

Tiled flooring, textured ceiling, range of base and eye level units, tiled splashbacks, stainless steel sink and drainer, serving hatch to dining room, space for cooker, cupboard housing wall-mounted 'Baxi' combi-boiler (approx 18 months old), uPVC and double glazed window to side, door to Utility Room.

### Utility Room (8' 4" x 5' 10") or (2.53m x 1.78m)

Tiled flooring, textured ceiling, eye level units with worktop, space for washing machine, space for fridge-freezer, radiator, uPVC and obscured double-glazed door to side.

## Bathroom (10' 10" x 6' 7") or (3.31m x 2.01m)

Tiled flooring, pine clad ceiling, panel enclosed bath with electric shower over, pedestal wash hand basin, W.C., radiator, uPVC and obscured double-glazed window to side.

## Bedroom 1 (12' 4" x 10' 10") or (3.77m x 3.29m)

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

## Bedroom 2 (13' 9" x 12' 4") or (4.18m x 3.77m)

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

## Bedroom 3 (14' 11" x 9' 11") or (4.55m x 3.01m)

Carpet as laid, textured ceiling, full width built in wardrobes, uPVC and double glazed window to rear.

## Garage (17' 10" Max x 8' 10" Max) or (5.44m Max x 2.69m Max)

Block built garage, concrete base, electric supply, uPVC and double glazed window to rear.

## Front of property

Block paved driveway with parking for several vehicles. Lawned area within boundary walls, fencing and hedges.

## Rear Garden

Printed concrete pathway with steps up to a level lawned garden area within mature border hedging.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:62

## Tenure

We are informed that the tenure is Freehold

## Council Tax

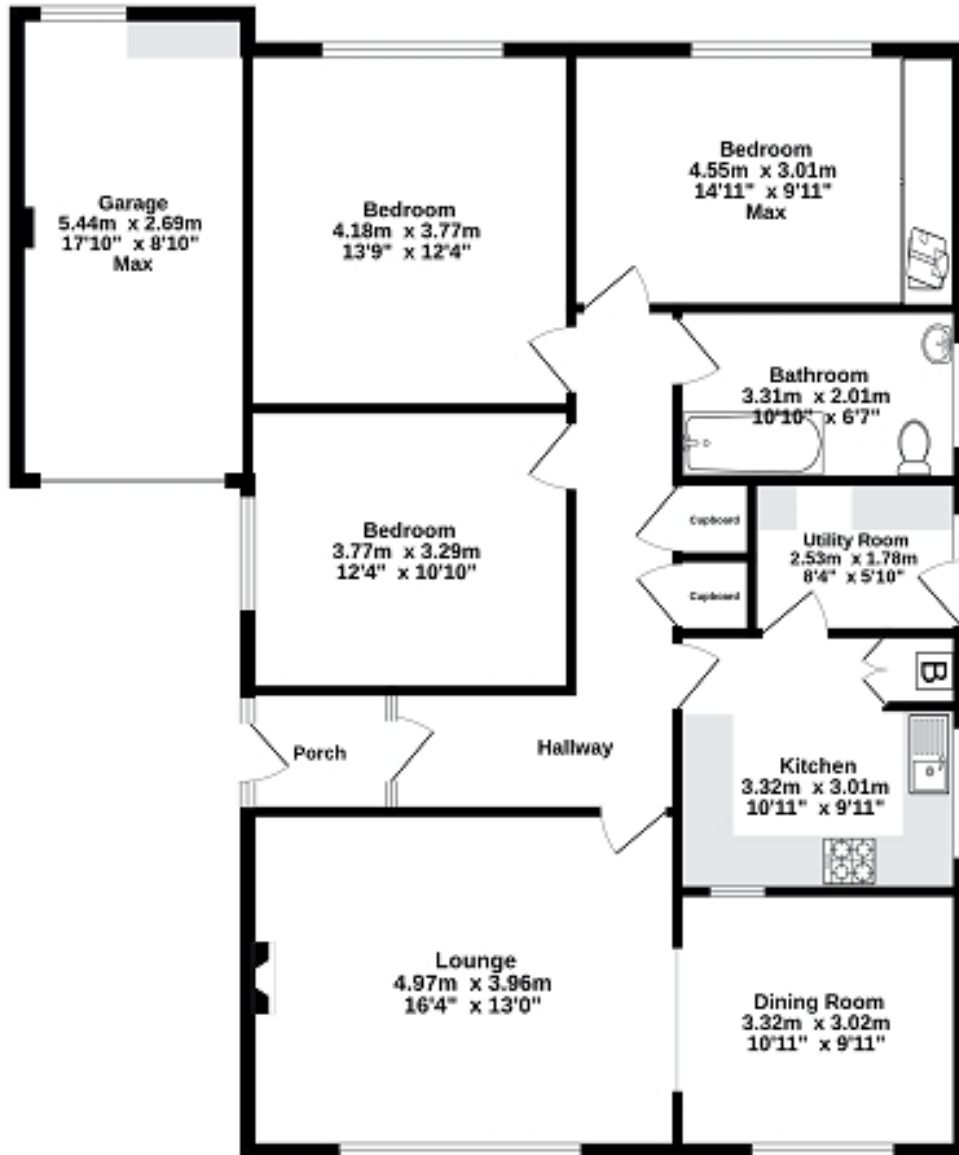
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Ground Floor  
121.1 sq.m. (1303 sq.ft.) approx.



TOTAL FLOOR AREA : 121.1 sq.m. (1303 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 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 operability 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.