



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Stonebridge Road  
Rassau  
Ebbw Vale

£285,000



- Attractive Stone-Fronted Detached Bungalow
- Three Spacious Reception Rooms (Including Conservatory)
- Driveway Parking For Multiple Vehicles
- Fitted Kitchen With Integrated Appliances
- Three Good Sized Bedrooms
- No Onward Chain Complications
- Level South Easterly Facing Rear Garden
- Close To Local Amenities And Countryside Walks
- Good Transport Links With Nearby A465 And Rail Station
- EPC Rating: D | Tenure: Freehold | Council Tax Band: D

Ref: PRA10917

Viewing Instructions: Strictly By Appointment Only

## General Description

Offered chain free, this deceptively spacious detached bungalow boasts three bedrooms, a south easterly aspect garden and ample driveway parking. It is also ideally located within the popular area of Rassau on the northern fringe of Ebbw Vale affording easy access to shops and transport links.

As you approach the single storey property, you are greeted by a long brick paved driveway and an adjacent front garden. Upon entering, there is a large entrance hall with useful storage cupboard. The spacious living room features a gas fire with stone surround and conveniently opens onto the dining room. The fitted kitchen which adjoins the dining room boasts ample workspace, integrated appliances and overlooks the rear garden. The conservatory is a lovely additional sitting area with French doors opening out to the patio and garden beyond. To the left of the entrance hall, there are three double bedrooms all served by a family bathroom.

### OUTSIDE

The established low maintenance gardens have easy level access with most of the private south-easterly rear garden being laid to brick paving and lawn. A perfect spot for sitting and socialising in the sunshine. The brick paved driveway provides parking for several vehicles at the side of the property.

### SITUATION

The property is close to local convenience stores in the popular area of Rassau on the northern fringe 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 | O2 - Likely indoor coverage - EE, Three, Vodaphone - Likely 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 Entrance Hall.

### Entrance Hall

Laminated flooring, textured ceiling, door to Living Room, door to Bedrooms, door to Bathroom, door to Storage Cupboard, loft access, radiator.

### Living Room (18' 4" x 15' 3") or (5.59m x 4.66m)

Carpet as laid, textured ceiling, gas coal effect fire, two radiators, uPVC and double glazed window to front, uPVC and double glazed window to side, sliding glazed doors to Dining Room, Kitchen and Conservatory.

### Dining Room (9' 8" x 9' 1") or (2.94m x 2.78m)

Carpet as laid, textured ceiling, radiator, uPVC and double glazed doors to Conservatory, door to Kitchen.

### Conservatory (9' 8" x 9' 1") or (2.94m x 2.78m)

Tiled flooring, uPVC and double glazed windows all round, poly carbonate roof, uPVC and double glazed doors to rear.

### Kitchen (11' 11" x 9' 1") or (3.64m x 2.78m)

Tiled flooring, textured ceiling with spotlights, range of base and eye level units, tiled splashbacks, integrated gas hob, integrated double oven, integrated fridge/freezer, space for washing machine, uPVC and double glazed window to rear.

### Bedroom 1 (16' 2" x 11' 7") or (4.94m x 3.53m)

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

## Bedroom 2 (10' 6" x 9' 6") or (3.20m x 2.90m)

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

## Bedroom 3 (10' 6" x 7' 3") or (3.20m x 2.20m)

Carpet as laid, textured ceiling, built in corner wardrobe, uPVC and double glazed window to side.

## Bathroom (7' 3" x 6' 4") or (2.21m x 1.93m)

Tiled flooring, tiled walls smooth ceiling, bath with 'Triton' electric shower over, wash hand basin with unit, W.C., white vertical radiator, extractor fan, uPVC and obscured double glazed window to rear.

## Front Garden

Brick paved driveway parking for 5+ vehicles with adjoining lawned area all within boundary walls, fencing and hedging.

## Rear Garden

Brick paved seating area with level lawn and mature shrubs all within boundary hedging.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:63

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band D

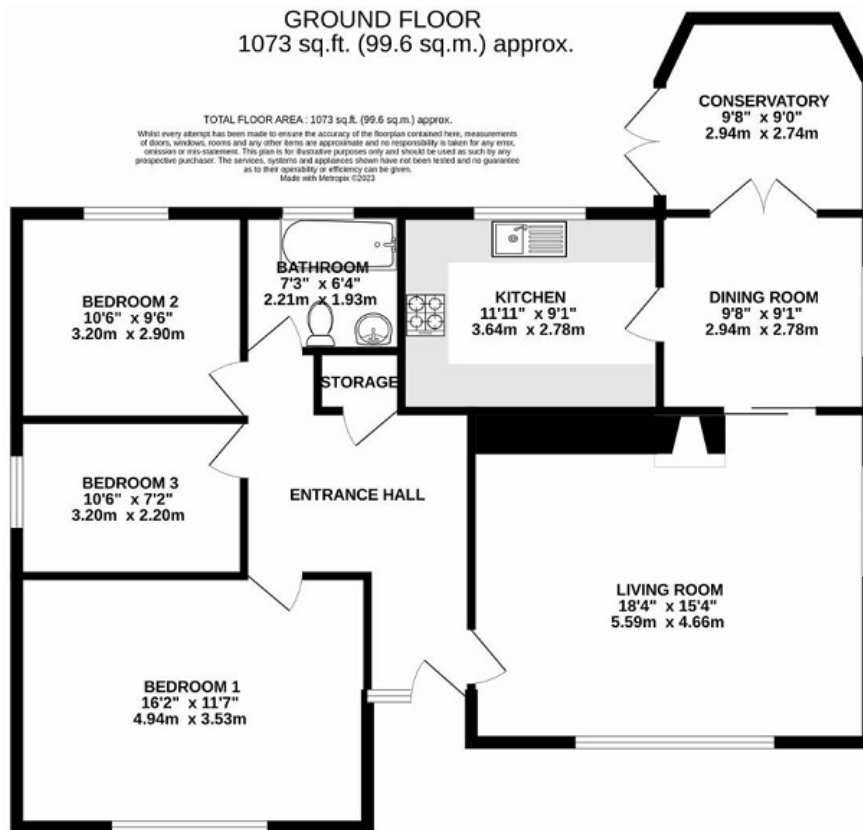







  
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £225,000. From £225,001 to £400,000 - 6% of 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.