



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Parrot Row  
Blaina  
Abertillery

£135,950



- Beautiful Two Bed Cottage In Private Location
- Immaculately Presented And Newly Refurbished Throughout
- Newly Fitted Modern Kitchen
- Stylish New Bathroom Suite
- Two Characterful Reception Rooms
- Enclosed Rear Garden With Stunning Views
- Driveway Parking for Two Vehicles
- Walking Distance Of Schools And Local Amenities
- EPC Rating: D | Council Tax Band: A | Tenure: Freehold

Ref: PRA10938

Viewing Instructions: Strictly By Appointment Only



## General Description

This stunning two bed cottage nestled in a peaceful location between Blaina and Brynmawr is a true gem. Having been tastefully refurbished throughout to include a brand new kitchen and bathroom, the property further boasts two reception rooms, a beautiful rear garden and driveway parking. A real must-see!

Beautifully presented and thoughtfully decorated, this charming cottage offers a perfect blend of character and modern comfort. Step inside to discover a welcoming reception room that leads into a spacious and inviting lounge. The reception room is currently used as a dining room but offers potential as a home office and/or snug. The lounge boasts a charming stone wall, open plan stairs, and a focal point fireplace, creating a cosy atmosphere. The original stairs are also a wonderful feature, currently used as quirky shelving. Leading off the lounge, through the inner lobby, is a brand new and modern 'Wren' kitchen equipped with ample stylish storage units and space for appliances - perfect for culinary delights. Completing the ground floor accommodation is a brand new contemporary bathroom, tastefully tiled and fitted with a shower over the bath and a vanity unit to the wash hand basin.

Upstairs, there are two bedrooms, the first of which is a well-proportioned double room. The second bedroom is a generous single, housing newly installed built-in wardrobes, providing lots of useful storage.

Outside, the property benefits from off-road driveway parking for two vehicles and a beautifully maintained rear garden. The enclosed garden is an ideal outdoor space, with patio and decked areas overlooking the picturesque surrounding views of the Welsh countryside.

The current owners have extensively refurbished the cottage with all the modern fixtures that one would need, ensuring the new owner just needs to move in and enjoy it.

### SITUATION

Conveniently located within walking distance of local amenities and schools, and close to transport links such as the A465 Heads of the Valleys Link Road and popular bus routes. The nearby train stations in Ebbw Vale and Llanhilleth offer regular direct routes to the city of Cardiff within the hour. Lakeside Retail Park is also within close proximity.

### ADDITIONAL INFORMATION

Local Authority | Blaenau Gwent County Council

Services | We are advised that the property is connected to mains electricity, gas, water and drainage. We are also advised that the boiler is approx. 3 years old.

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

Mobile | Vodaphone and O2 - Likely indoor coverage - EE, Three, O2 and 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 Dining Room.

### Dining Room (10' 09" x 8' 05" ) or (3.28m x 2.57m)

Carpet as laid, smooth ceiling with spotlights, radiator, uPVC and double-glazed window to front, entrance to Living Room.

### Living Room (12' 07" x 20' 02" ) or (3.84m x 6.15m)

Carpet as laid, smooth ceiling with spotlights, radiator, uPVC and double-glazed window to front, carpeted stairs to first floor, door to middle lobby, door to Bathroom, entrance to Kitchen.

### Kitchen (10' 01" x 8' 06") or (3.07m x 2.59m)

Tiled flooring, smooth ceiling with spotlights, white gloss kitchen with stainless steel sink and drainer, space for cooker with extractor fan over, space for washing machine, space for fridge-freezer, radiator, loft access, uPVC and double-glazed window to rear, uPVC and double-glazed door to rear.

### Bathroom (10' 01" x 4' 09" ) or (3.07m x 1.45m)

Tiled flooring, smooth ceiling with spotlights, part tiled walls, panel-enclosed bath with mains shower over, wash hand basin with vanity unit beneath, W.C., black vertical radiator, extractor fan, uPVC and obscured window to rear.

### Landing

Carpet as laid, smooth ceiling with uPVC and double-glazed roof window.

## Bedroom 1 (8' 09" x 12' 01" ) or (2.67m x 3.68m)

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

## Bedroom 2 (39' 7" x 16' 8") or (12.07m x 5.09m)

Carpet as laid, smooth ceiling, two built-in wardrobes, loft access, uPVC and double-glazed window to front.

## Front of property

Tarmac driveway providing off-road parking for 2-3 vehicles.

## Rear Garden

Fully enclosed garden with steps leading to patio seating space and new decking area.

## Services

Mains electricity, mains water, mains gas, mains drainage

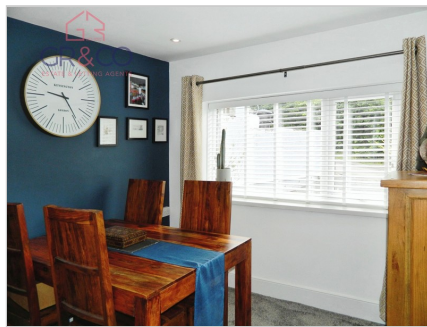
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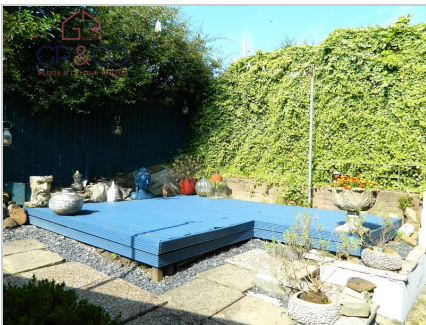
## Tenure

We are informed that the tenure is Freehold

## Council Tax

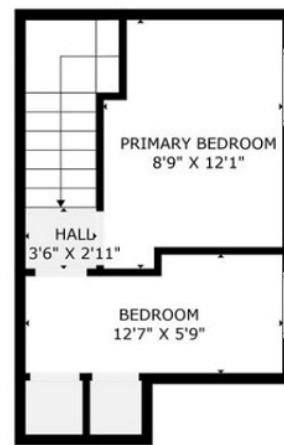
Band A







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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.