



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Dyffryn Road
Waunlwyd
Ebbw Vale

£149,950



- Chain Free And Newly Refurbished
- Modernised Three Bedroom Terraced House
- New Kitchen With Integrated Appliances Plus Utility Room
- New Contemporary Bathroom Suite
- Spacious Open Plan Lounge / Diner
- Rear Landscaped Garden With Access
- Short Walk To Train Station
- Picturesque Views
- Close To Local Amenities
- EPC Rating: D | Council Tax Band: A | Tenure: Freehold

Ref: PRA10942

Viewing Instructions: Strictly By Appointment Only

General Description

****Chain Free and Newly Refurbished****This immaculately presented three bedroom family home offers spacious living with an open plan lounge/diner, a beautiful newly fitted kitchen and a new contemporary bathroom suite. Ebbw Vale Parkway Train Station is less than five minutes on foot, ideal for commuting and leisure.

As you step inside, you are greeted with a porch leading through to a wonderful open plan through lounge/diner with newly laid flooring and natural light flowing in from the front window. To the rear, is a newly fitted kitchen with modern grey cabinets, integrated appliances and complimentary countertops. Step out from here into your rear garden. There is also a newly fitted family bathroom suite. A utility room is located adjacent to the kitchen for added convenience.

Upstairs, there are three bedrooms, two of which are good-sized doubles, which have all been freshly decorated with a neutral white colour scheme with newly laid grey carpet underfoot.

Outside, there is a forecourt area to the front of the property. The enclosed rear tiered garden has been landscaped with new retaining walls and steps that lead to the back of the garden and the pedestrian access gate. A fantastic place to sit and enjoy the surrounding countryside.

A completely refurbished family find that exudes modern living and comfort.

SITUATION

Just a short walk from Ebbw Vale Parkway Train Station, where you'll find a regular connection to the City of Cardiff and your surrounding area. The property is within close distance of local amenities including the popular Brewers Fayre restaurant. Ebbw Vale town offers a wide selection of schools at primary and secondary level, shops, 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 two train stations 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.

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

Mobile | Vodafone and O2 - Likely indoor coverage - EE, Three, O2 and Vodafone - 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 Internal Porch.

Internal porch

Brand new laminated flooring, smooth ceiling, door to Lounge/Diner.

Lounge / Diner (20' 10" x 15' 8") or (6.34m x 4.78m)

Brand new laminated flooring, smooth ceiling, two radiators, newly laid carpeted stairs to first floor, uPVC and double-glazed window to front, entrance to Kitchen.

Kitchen (11' 1" x 8' 4") or (3.39m x 2.55m)

Laminated flooring, smooth ceiling with spotlights, range of brand new base and eye level units, sink, integrated halogen hob and electric oven with extractor fan over, space for fridge-freezer, white gloss vertical radiator, entrance to Utility Room, door to Bathroom, uPVC and double glazed window to rear. uPVC and obscured double glazed door to rear.

Utility Room (7' 3" x 4' 6") or (2.22m x 1.36m)

Worktop with space for dishwasher, space for washing machine, space for tumble-dryer, wall-mounted combi-boiler (last serviced 21/07/2024).

Bathroom (8' 2" x 5' 1") or (2.50m x 1.54m)

Brand new laminated flooring, hygienically clad ceiling with spotlights, panel-enclosed bath with mains shower over, wash hand basin, W.C., chrome vertical radiator, uPVC and double-glazed obscured window to rear, uPVC and double-glazed obscured window to side.

Bedroom 1 (12' 7" Max x 9' 7") or (3.84m Max x 2.93m)

Newly laid carpet, smooth ceiling, radiator, uPVC and double-glazed window to rear.

Bedroom 2 (10' 9" x 9' 3") or (3.28m x 2.83m)

Newly laid carpet, smooth ceiling, radiator, uPVC and double-glazed window to front.

Bedroom 3 (7' 7" x 6' 1") or (2.32m x 1.86m)

Newly laid carpet, smooth ceiling, radiator, uPVC and double-glazed window to front.

Front of property

Patio forecourt area within boundary walls and wrought iron fencing.

Rear Garden

Two tiered garden with newly installed steps and retaining walls. Pedestrian rear access to Bryn Terrace.

Services

Mains electricity, mains water, mains gas, mains drainage

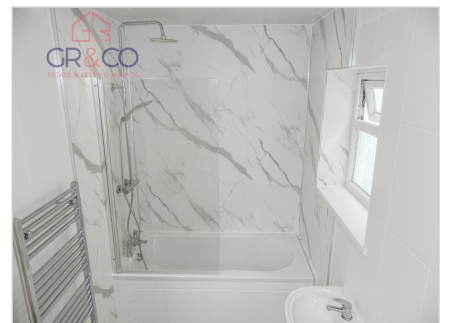
EPC Rating:65

Tenure

We are informed that the tenure is Freehold

Council Tax

Band A





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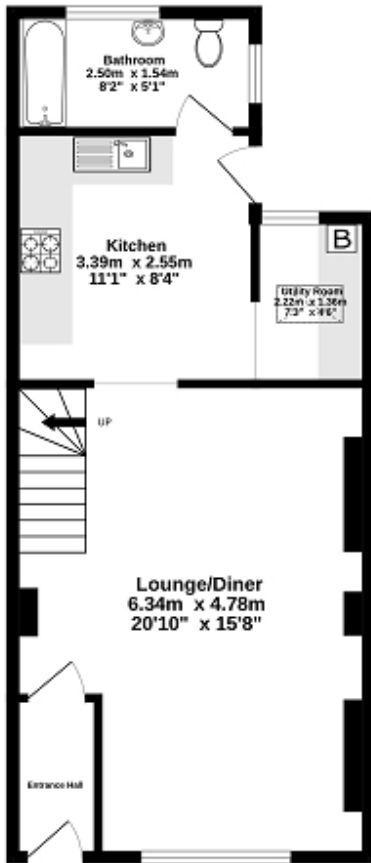
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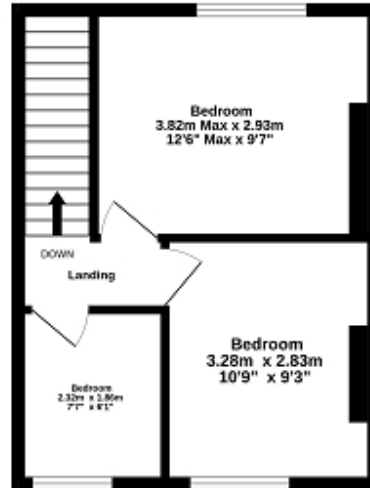
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Ground Floor
48.8 sq.m. (525 sq.ft.) approx.



1st Floor
29.5 sq.m. (318 sq.ft.) approx.



TOTAL FLOOR AREA : 78.3 sq.m. (843 sq.ft.) approx.

While every effort has been made to ensure the accuracy of the floor plan 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 symbols, 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.