



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Armoury Terrace Ebbw Vale

£125,000



- Spacious Four Storey Terrace House
- Three Bedrooms Plus Attic Room
- Large Fitted Kitchen With French Doors To Garden
- Two Generously Sized Reception Rooms
- Family Bathroom Suite | Ground Floor Shower Room
- Stones Throw From Town Centre And Amenities
- Combi-Boiler Heating System
- Double Glazed Feature Sash Windows
- Rear Enclosed Garden | On Street Parking To Rear
- EPC Rating: E | Council Tax Band: A | Tenure: Freehold

Ref: PRA10946

Viewing Instructions: Strictly By Appointment Only

General Description

A great opportunity to purchase this spacious four storey property with two generous reception rooms, large kitchen, three bedrooms plus loft room and private rear garden, conveniently situated within close proximity to the town centre and all local amenities.

First impressions are deceptive with this property given the amount of living accommodation on offer, all set behind the brick and sash window frontage. Inside, you enter the first floor with two spacious reception rooms to the left. The entrance hallway also leads down to the ground floor comprising of a large kitchen/diner with fitted cabinetry and base and eye level proving plenty of storage and workspace. French doors give access to the private rear garden, perfect for dining al-fresco. For added convenience, there is also a large shower room and storage room on this floor. Heading to the second floor, via the rear reception room, you find three bedrooms, two of which are doubles, all served by a family bathroom suite with corner bath. Finally, the light-filled loft conversion completes things. Currently used as a bedroom, the space also offers additional storage in the eaves.

Outside, you have a private rear garden with a paved patio seating area off the kitchen and a path flanked with lawn and established shrubs/hedges.

Overall, the property offers great potential for new owners to place their own stamp on a house with ample living space in a central location.

SITUATION

Just a stones throw away from Ebbw Vale Town Centre with a wide selection of shops and amenities within easy reach. The town offers a wide selection of schools at primary and secondary level 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.

Parking | There is on street parking to the rear of the property.

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

Mobile | EE - 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 door into Internal Porch.

Internal porch

Tiled flooring, part tiled walls, textured ceiling, door into Entrance Hallway.

Entrance Hallway

Linoleum flooring, smooth ceiling, door to Reception Room One, entrance to Reception Room Two, door to stairs leading down to ground floor.

Reception Room 1 (11' 11" x 11' 9") or (3.64m x 3.59m)

Carpet as laid, smooth ceiling, radiator, log burner in original fire place, hardwood and double-glazed sash window to front.

Reception Room 2 (13' 1" x 12' 2") or (3.98m x 3.72m)

Linoleum flooring, smooth ceiling, radiator, wall-mounted 'Baxi' combi-boiler, uPVC and double-glazed window to rear, carpeted stairs to 2nd floor.

Kitchen (15' 1" x 12' 10" Max) or (4.60m x 3.92m Max)

Smooth ceiling, range of base and eye level units, tiled splashbacks, stainless steel sink and drainer, integrated oven, grill and hob with extractor fan over, space for tumble-dryer, space for fridge-freezer, vertical anthracite radiator, entrance to Store Room, door to Shower Room, uPVC and double-glazed patio doors to rear, uPVC and double-glazed window to rear.

Shower Room (9' 9" x 8' 8") or (2.98m x 2.64m)

Smooth ceiling, corner shower unit with 'Mira' shower, pedestal wash hand basin, W.C., chrome vertical radiator, space for washing machine.

L-shaped Landing

Third floor: Bare floorboards, smooth ceiling, doors to Bedrooms, door to Bathroom, wooden staircase to 3rd floor.

Bedroom 1 (12' 10" x 9' 7" Max) or (3.92m x 2.93m Max)

Carpet as laid, textured ceiling, double-glazed sash window to front.

Bedroom 2 (9' 11" x 5' 9") or (3.01m x 1.74m)

Carpet as laid, textured ceiling, double-glazed sash windows window to front.

Bedroom 3 (11' 5" x 8' 4") or (3.49m x 2.54m)

Linoleum flooring, textured ceiling, radiator, uPVC and double-glazed to rear.

Bathroom (7' 0" x 6' 0") or (2.14m x 1.84m)

Linoleum flooring, smooth ceiling, velux window, corner bath, pedestal wash hand basin, W.C., uPVC and double-glazed window to rear.

Attic room (17' 5" x 15' 7") or (5.30m x 4.75m)

Currently used as Bedroom: Carpet as laid, smooth ceiling, radiator, Velux window to front, 2x Velux windows to rear, uPVC and double-glazed window to rear.

Rear Garden

Paved patio seating area leading to lawn flanked with mature shrubs and hedges, all within boundary fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:47

Tenure

We are informed that the tenure is Freehold

Council Tax

Band A





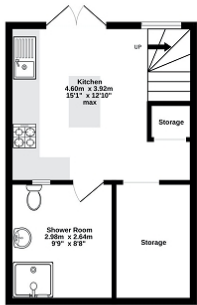
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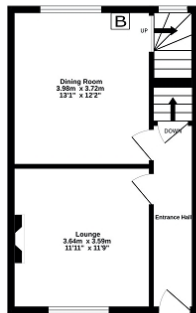
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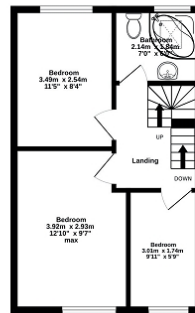
Ground Floor
31.8 sq.m. (344 sq.ft.) approx.



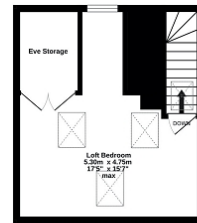
1st Floor
34.2 sq.m. (368 sq.ft.) approx.



2nd Floor
34.6 sq.m. (373 sq.ft.) approx.



3rd Floor
22.5 sq.m. (242 sq.ft.) approx.



TOTAL FLOOR AREA : 123.3 sq.m. (1327 sq.ft.) approx.

Whilst 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.