



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Park View Ebbw Vale

£95,000



- Stone Fronted Cottage With Picturesque Views
- Modern Kitchen Plus Utility Room
- Open Plan Living Room
- Two Bedrooms | First Floor Bathroom
- Beautifully Presented Throughout
- No Onward Chain | Rear Garden
- Perfect First Time Buy / Investment
- Short Walk To Train Station And Green Spaces
- Freshly Decorated | New Flooring
- EPC: C | Council Tax: A | Tenure: Freehold

Ref: PRA10981

Viewing Instructions: Strictly By Appointment Only



General Description

Offered chain free, this charming and modernised two bed cottage is nestled on the southern outskirts of the town. Despite the peaceful location, the train station is within walking distance, where frequent trains run to Cardiff Central.

The house is freshly decorated and boasts newly laid flooring throughout making it move-in ready; perfect for buyers seeking a blend of traditional charm and modern comfort! You enter through the front door into the open plan Lounge with access to the Kitchen and an open staircase to the first floor. The modern kitchen features gloss cabinetry with ample storage, a new halogen hob and an electric oven along with a feature breakfast bar. For added convenience, there is a utility room leading off the kitchen with further cupboards and space for all the necessary appliances. On the first floor you will find two good sized bedrooms, both served by a three piece family bathroom suite.

OUTSIDE

To the rear of the property is a small courtyard with access via a lane to the tiered rear garden.

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

EPC Rating | C

Council Tax Band | A (at the date the property was listed)

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Parking | There is unrestricted on-street parking to the front of the property.

Local Authority | Blaenau Gwent County Council

Services | We understand that the property is connected to mains gas, electricity, water and drainage.

Broadband | Standard and Superfast broadband is available. Please make your own enquiries via OFCOM.

Mobile | O2 - Likely indoor coverage - EE, Three, O2 and Vodaphone - Likely outdoor coverage. Please make your own enquiries via OFCOM.

Consumer Protection from Unfair Trading Regulations 2008

Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon. 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 and it must not be inferred that any item shown is included with the property.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

Accommodation

Entrance

uPVC and obscured double-glazed door into Lounge.

Lounge Area (12' 11" x 11' 10") or (3.94m x 3.60m)

Newly laid carpet, smooth ceiling, radiator, opening to Kitchen, carpeted stairs to first floor, uPVC and double-glazed window to front.

Kitchen (11' 1" x 10' 0") or (3.38m x 3.05m)

New linoleum flooring, smooth ceiling, gloss fronted base and eye level units, stainless steel sink and drainer, new halogen hob and electric oven, stainless steel extractor fan, radiator, wall-mounted combi-boiler, white gloss door to Utility Room.

Utility Room (7' 5" x 4' 11") or (2.25m x 1.49m)

New linoleum flooring, smooth ceiling, worktop with space underneath for washing machine and tumble dryer, wall mounted units, radiator, uPVC and obscured double glazed door to rear.

Landing

Newly laid carpet, smooth ceiling, white gloss doors to Bedrooms, white gloss door to Bathroom.

Bedroom 1 (11' 11" x 8' 0") or (3.63m x 2.44m)

Newly laid carpet, smooth ceiling, built in cupboards, uPVC and double-glazed window to front.

Bedroom 2 (11' 3" x 5' 11") or (3.44m x 1.80m)

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

Bathroom (8' 0" x 5' 0") or (2.45m x 1.52m)

Tiled walls, smooth ceiling, panel-enclosed bath, pedestal wash hand basin, W.C., uPVC and obscured window to rear.

Rear Garden

Small courtyard with steps up to rear lane and then on to the garden (in need of some TLC).

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band A

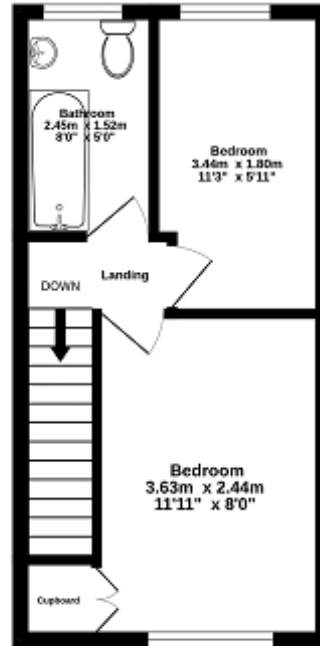
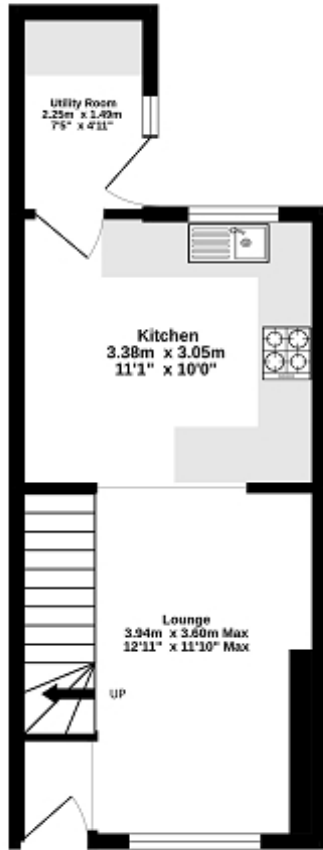




A dark blue banner containing the GR&CO logo, the text "ESTATE & LETTING AGENTS", "SALES & LETTINGS", "MORTGAGES & INSURANCE", the phone number "01495 723 265", and the website "www.gregrobertsandco.co.uk".

Ground Floor
26.4 sq.m. (284 sq.ft.) approx.

1st Floor
23.6 sq.m. (254 sq.ft.) approx.



TOTAL FLOOR AREA: 50.0 sq.m. (538 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, 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.