



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Blue Lake Close Ebbw Vale

Guide Price £190,000 - £195,000



- Beautifully Presented Semi-Detached Property
- GUIDE PRICE £190,000 to £195,000
- Two Generously Sized Bedrooms
- No Onward Chain Complications
- Located Near Town Centre And Railway Station
- Driveway Parking For Two Vehicles
- Modern Kitchen / Breakfast Room
- West Facing Landscaped Garden With Access
- Contemporary Bathroom | Ground Floor WC
- EPC Rating: B | Council Tax: B | Tenure: Freehold

Ref: PRA10985

Viewing Instructions: Strictly By Appointment Only



General Description

VIDEO TOUR AVAILABLE

GUIDE PRICE £190,000 to £195,000 - Offered with vacant possession, this modern two double bedroom semi-detached home is nestled in a private location with stunning views and further boasts driveway parking and a landscaped west-facing garden.

Move-in ready, this beautifully presented property was built in 2021 by Lovell and benefits from a B rated energy performance and is being sold with the remainder of the NHBC warranty cover. As you enter the inviting entrance hallway, beautiful porcelain flooring flows seamlessly throughout the ground floor. The sleek kitchen/breakfast room is fully equipped with integrated appliances and a useful dining area that overlooks the views to the front. The light-filled lounge features french doors that open onto the rear garden - a perfect space for socialising and making use of the outdoors. Upstairs, there are two well-appointed double bedrooms. both served by a modern family bathroom suite. For added convenience, there is a ground floor W.C and storage in the boarded loft space.

OUTSIDE

To the front, there is private off road parking for several vehicles that also provides access to the rear garden. The enclosed west-facing garden has been attractively landscaped with paved patio and decked seating areas, outdoor lighting, lawn and a raised bed - perfect for dining al-fresco.

SITUATION

Blue Lake Close is a modern and popular residential development on the North-Western outskirts of Ebbw Vale, a ten minute walk from the centre and close drive to the train station which provides regular direct routes to the city of Cardiff within the hour. There is also ease of access to Tredegar town centre long with excellent road links to the A465 for routes to Cardiff, Abergavenny and beyond. Ebbw Vale bounds the Brecon Beacons National Park to the North and offers beautiful countryside walks on your doorstep. The area is served by several schools for all ages and has a comprehensive range of leisure and shopping amenities within walking distance.

ADDITIONAL INFORMATION

EPC Rating | B

Council Tax Band | B (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.

Local Authority | Blaenau Gwent County Council

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

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

Mobile | O2 - There is 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

Composite and obscured double glazed door into Entrance Hallway.

Entrance Hallway

Laminated flooring, smooth ceiling, door to Kitchen/Breakfast Room, door to W.C., door to Lounge, radiator, carpeted stairs to first floor.

Kitchen/Breakfast Room (14' 6" x 7' 3") or (4.43m x 2.22m)

Porcelain tiled flooring, smooth ceiling with spotlights, grey gloss base and wall units, tiled splashbacks, integrated gas hob, electric oven with stainless steel extractor fan over, integrated fridge, integrated freezer, space for washing machine, radiator, uPVC and double glazed window to front.

WC

Porcelain flooring, smooth ceiling with extractor fan, wash hand basin, W.C., radiator. uPVC and obscured double glazed window to front.

Lounge (14' 2" x 9' 1") or (4.31m x 2.77m)

Carpet as laid, smooth ceiling, radiator, uPVC and double glazed patio doors to rear.

Landing

Carpet as laid, smooth ceiling, door to Bathroom, doors to Bedrooms, loft access.

Bathroom (7' 1" x 6' 7") or (2.16m x 2.01m)

Porcelain tiled flooring, smooth ceiling, extractor fan, part tiled walls, panel-enclosed bath with mains shower over, wash hand basin, W.C., uPVC and obscured double glazed window to side.

Bedroom 1 (13' 11" x 8' 4") or (4.24m x 2.54m)

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

Bedroom 2 (14' 0" Max x 8' 6") or (4.26m Max x 2.58m)

Carpet as laid, smooth ceiling, radiator, door to cupboard housing 'Ideal' condensing combi-boiler, 2x uPVC and double glazed windows to front.

Front of property

Paved pathway to front entrance, flanked by lawn. Driveway parking for 2+ vehicles and side access to rear.

Rear Garden

Paved Indian sandstone patio seating area with steps leading to level lawned area and path to decked space. All within boundary fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:83

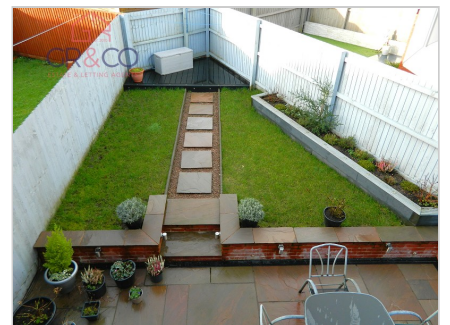
Tenure

We are informed that the tenure is Freehold

Council Tax

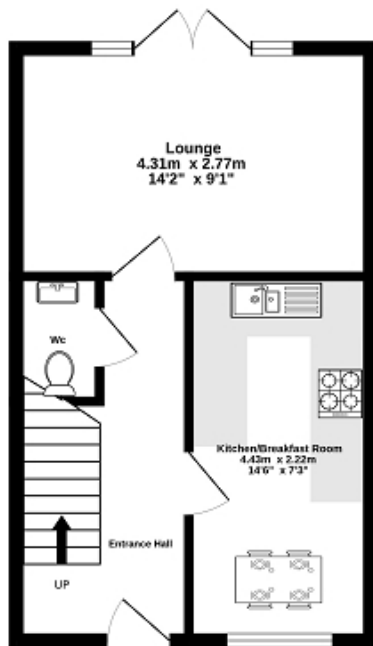
Band B



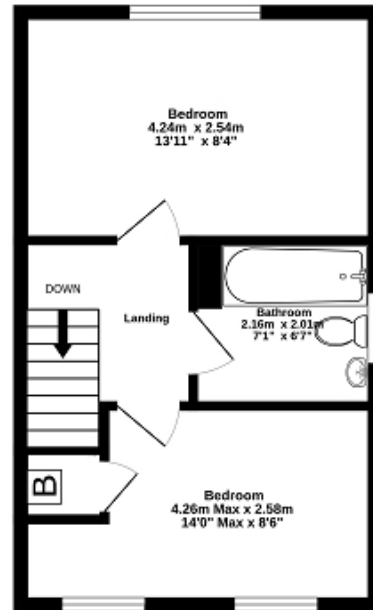




Ground Floor
31.1 sq.m. (334 sq.ft.) approx.



1st Floor
30.8 sq.m. (332 sq.ft.) approx.



TOTAL FLOOR AREA : 61.9 sq.m. (666 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the description 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.

