



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Blue Lake Close Ebbw Vale

£235,000



- Detached Modern Family Home
- Private West Facing Rear Garden
- Beautiful Kitchen With Integrated Appliances
- Living Room With French Doors To Garden
- Master En-Suite Bedroom
- Driveway Parking For 3+ Vehicles
- First Floor Bathroom Plus Ground Floor W/C
- Close To Transport Links And Amenities
- Remainder of Developer's Warranty & NHBC Guarantee
- EPC Rating: B | Council Tax: D | Tenure: Freehold

Ref: PRA10994

Viewing Instructions: Strictly By Appointment Only

General Description

This beautifully presented three bedroom detached family home with driveway and private rear garden is nestled within the popular Blue Lake development on the town's North-Western outskirts, making it ideally situated with surrounding countryside yet with ease of access to the town centre and local amenities.

Move-in ready, this superb property was built in 2021 by Lovell and is conveniently sold with the remainder of the 10 year NHBC warranty cover. The open plan kitchen/diner boasts grey shaker cabinetry with a range of integrated appliances and ample work surfaces. A large reception room to the rear benefits double french doors which open onto the private, westerly facing rear garden - ideal for enjoying the outdoors, summer BBQs and social gatherings. The first floor comprises of a master bedroom with ensuite shower room and two further good sized bedrooms all served by a family bathroom suite. For added convenience there is a downstairs cloakroom and storage cupboards across both floors.

OUTSIDE

The west-facing enclosed rear garden is mainly laid to lawn with a backdrop of trees providing additional privacy. To the side there is ample driveway parking for several vehicles which can be easily accessed via the gated side entrance.

LOCATION

Blue Lake is a sought after development due to it's ease of access to both Ebbw Vale and Tredegar town centres, and 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. The local train station offers regular direct routes to the city of Cardiff within the hour.

Accommodation

Entrance

Composite and obscured double-glazed door into Entrance Hallway.

Entrance Hallway

Laminated flooring, smooth ceiling, white gloss door to W.C., white gloss door to Kitchen, white gloss door to Lounge, white gloss door to useful under stairs storage cupboard, radiator, carpeted stairs to first floor.

Kitchen / Diner

Tiled flooring, smooth ceiling with spotlights, matt grey shaker base and eye level units with worktop, composite sink, integrated halogen hob, integrated fridge, integrated freezer, integrated dishwasher, space for washing machine, space for tumble dryer, radiator, uPVC and double-glazed window to front.

Lounge

Laminated flooring, smooth ceiling, radiator, uPVC and double-glazed window to rear, uPVC and double-glazed patio doors to rear.

WC

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

Landing

Carpet as laid, smooth ceiling, white gloss door to Bathroom, white gloss doors to Bedrooms, white gloss door to Storage Cupboard. Loft access.

Family Bathroom

Tiled flooring, smooth ceiling with spotlights and extractor fan, panel-enclosed bath with mains shower over, pedestal wash hand basin, W.C., uPVC and obscured double-glazed window to front.

Bedroom 1

Laminated flooring, smooth ceiling, radiator, uPVC and double-glazed window to rear.

Bedroom 2

Laminated flooring, smooth ceiling, radiator, white gloss door to Ensuite, uPVC and double-glazed window to rear.

En Suite

Tiled flooring, smooth ceiling with extractor fan, double shower enclosure with mains shower over, wash hand basin, W.C., chrome vertical radiator, uPVC and obscured double-glazed window to side.

Bedroom 3

Laminated flooring, smooth ceiling, radiator, uPVC and double-glazed window to front.

Front of property

Lawned forecourt area with tarmacadam driveway providing parking for several vehicles.

Rear Garden

Patio seating area with garden laid to lawn surrounded by boundary fencing and side gated access.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:83

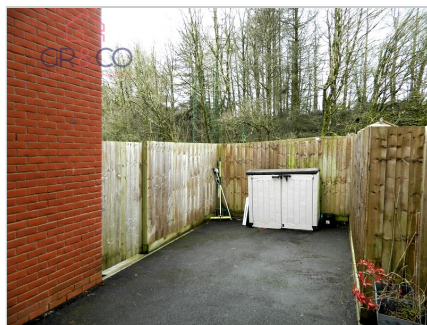
Tenure

We are informed that the tenure is Freehold

Council Tax

Band D





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.