



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Wall Street  
Ebbw Vale

£125,000



- Stone Fronted Terraced House In Central Location
- Two Well Appointed Double Bedrooms
- Open Plan Lounge & Dining Room
- Kitchen With French Doors To Rear
- West Facing Rear Garden With Access
- No Onward Chain
- Potential For Off Road Parking For Two Vehicles
- New Carpets Throughout
- Close To Town Centre & Local Amenities
- EPC Rating: C|Council Tax: B|Tenure: Freehold

Ref: PRA11002

Viewing Instructions: Strictly By Appointment Only



## General Description

Offered chain free, this stone-fronted, two double bedroom terrace house is ideally located just a few minutes walk from the town centre, and further boasts a west-facing rear garden and potential for off road parking.

Upon entering this wonderful home nestled on a quiet no-through road, there is a light and bright lounge with feature fireplace and an open staircase leading to the first floor. Newly laid carpet sits underfoot, and decor is neutral and fresh. This room leads through to a dining room with a useful storage cupboard. The adjacent kitchen features fitted white cabinetry, a range cooker and french doors to the rear garden; perfect for dining al fresco. Completing the ground floor is a four-piece family bathroom suite with corner bath and shower enclosure. Heading upstairs, there are two generously sized double bedrooms, with the front room offering picturesque views over the valley.

### OUTSIDE

The rear garden features a courtyard with steps leading to tiered garden within the boundary walls and fencing, along with access to the rear lane. To the front of the property, there is a plot which could provide off road parking for two vehicles, or alternatively, potential to build a garage (subject to necessary planning).

### SITUATION

Situated on a quiet no-through road, a stones throw away from Ebbw Vale Town Centre which offers 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

EPC Rating | C

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

### Internal porch

Laminated flooring, textured ceiling, entrance to Lounge.

### Lounge (15' 9" Max x 14' 0") or (4.80m Max x 4.26m)

Newly laid carpet. textured ceiling, three radiators, carpeted stairs to first floor, uPVC and double-glazed window to front.

### Dining Room (11' 7" x 9' 3") or (3.54m x 2.82m)

Newly laid carpet, textured ceiling, door to under stairs storage cupboard, entrance to Kitchen.

### Kitchen (14' 11" x 8' 11") or (4.54m x 2.71m)

Tiled flooring, smooth ceiling with spotlights, range of base and wall units with stainless steel sink and drainer, Range 6 gas burner cooker, space for fridge-freezer, space for washing machine, uPVC and double-glazed doors to rear, door to Bathroom.

### Bathroom (9' 2" x 7' 8") or (2.79m x 2.34m)

Tiled flooring, textured ceiling with spotlights, corner bath, separate shower enclosure with electric shower, pedestal wash hand basin, W.C., wall mounted 'Baxi' combi-boiler, uPVC and obscured double glazed window to side.



## Landing

Carpet as laid, textured ceiling, doors to Bedrooms, loft access, uPVC and double-glazed window to rear.

## Bedroom 1 (15' 11" x 12' 0") or (4.84m x 3.65m)

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

## Bedroom 2 (11' 5" x 10' 0") or (3.47m x 3.04m)

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

## Rear Garden

Courtyard with steps leading to tiered garden within boundary walls and fencing. Access to rear lane.

## Front of property

Level plot opposite property for potential off road parking.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

## Tenure

We are informed that the tenure is Freehold

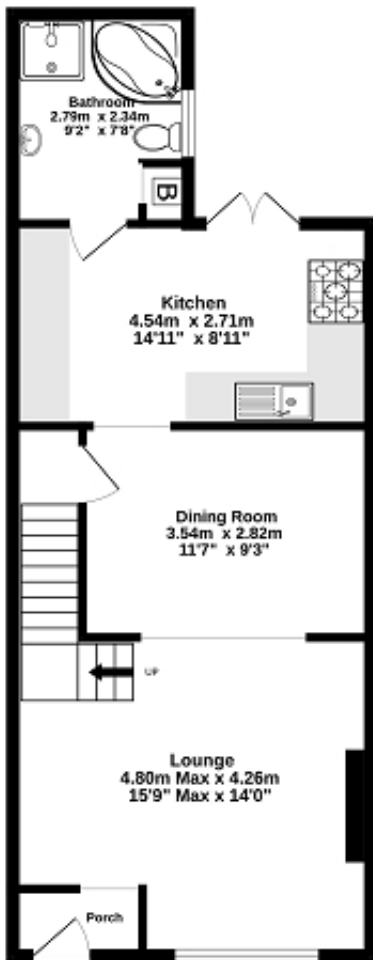
## Council Tax

Band B

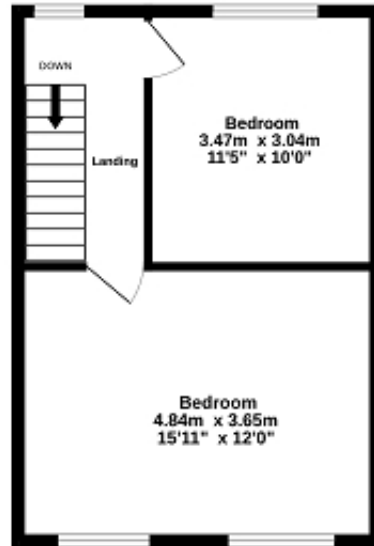




Ground Floor  
53.2 sq.m. (573 sq.ft.) approx.



1st Floor  
34.0 sq.m. (366 sq.ft.) approx.



TOTAL FLOOR AREA: 87.2 sq.m. (939 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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.