



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Beaufort Hill
Beaufort
Ebbw Vale
NP23 5QN

£185,000



- Spacious Stone Fronted Family Home
- Three Bedrooms Plus Loft Room
- Large South Facing Rear Garden With Access
- Beautiful Shaker Style Kitchen With Integrated Appliances
- Dual Aspect Lounge/Diner
- New Carpets Throughout
- Four Piece Bathroom Suite
- No Forward Chain
- Walking Distance Of Schools & Good Transport Links
- Council Tax: B | Tenure: Freehold | EPC: E

Ref: PRA11017

Viewing Instructions: Strictly By Appointment Only

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31, Commercial Street, Tredegar Blaenau Gwent, NP22 3DJ



General Description

A fantastic opportunity to own this beautiful stone fronted home with spacious living accommodation and a large south facing garden. Offered chain-free, this home is move-in ready - ideal for those looking to settle quickly without the hassle.

Step inside and you're welcomed by a generously sized double reception room stretching over 25 feet. The open-plan layout creates a sociable, versatile space with plenty of room for both lounging and dining. With dual aspect glazing, including a rear-facing south window, you'll enjoy natural light throughout the day. The well appointed kitchen has been designed for both efficiency and style, featuring white shaker style cabinetry, warm wood countertops, and integrated appliances.

Upstairs, to the first floor, you'll find three good sized bedrooms, all fitted with brand new carpets. The family bathroom is fresh and modern with a full white four piece suite comprising a corner shower bath and corner bath tub. To the second floor is loft conversion, providing further living space and ample storage. The velux windows flood this room with natural light for a bright and uplifting atmosphere.

STEP OUTSIDE

Outside, the large south facing garden is set to lawn, with paved and decked seating areas —perfect for summer gatherings or unwinding in the fresh air. There is a pedestrian gate to the rear providing useful access to South Street. Here, there is unrestricted on street parking with additional parking available in the free car park at the bottom of the road.

SITUATION

The property is ideally located a stones throw away from the Bus Stop and within a short walk of Beaufort Hill Primary School. The village of Beaufort is situated between the towns of Ebbw Vale and Brynmawr. It bounds the Brecon Beacons National Park to the North and plenty of nature reserves nearby. The village has a range of local amenities with a wider selection of shops, including several supermarkets, found in Ebbw Vale and Brynmawr. There are good transport links with the A465 link road a short drive away and two train stations in Ebbw Vale offering regular direct routes to the city of Cardiff within the hour.

ADDITIONAL INFORMATION

- EPC Rating | E
- 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, 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.

Accommodation

Entrance

uPVC and obscured double-glazed door into Internal Porch.

Internal porch

Laminate flooring and a smooth ceiling. White gloss door to Lounge / Diner.

Lounge / Diner (25' 11" x 15' 1") or (7.91m x 4.61m)

Laminated flooring, smooth ceiling, 3x radiators, carpeted stairs to first floor, uPVC and double glazed window to front, uPVC and double glazed window to rear, white gloss glazed door to Kitchen.

Kitchen/Breakfast Room (16' 2" x 9' 6") or (4.94m x 2.90m)

Laminated flooring, smooth ceiling, range of base and eye level units with wood worktops, tiled splashbacks, 'Belfast' sink, integrated gas hob, electric oven with extractor fan over, integrated fridge, integrated freezer, space for washing machine, uPVC and double-glazed window to rear, white gloss door to Rear Lobby.

Rear Hall/Lobby

Carpet as laid, smooth ceiling with spotlights, radiator, uPVC and double-glazed window to side, uPVC and obscured double-glazed door to rear.

Landing

Newly laid carpet, smooth ceiling, white gloss doors to Bedrooms, white gloss door to Bathroom, carpeted stairs to Loft Room, radiator, white gloss louvre doors to cupboard housing 'Valiant' combi-boiler, uPVC and obscured double-glazed window to side.

Bedroom 1 (13' 1" x 11' 1") or (3.99m x 3.39m)

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

Bedroom 2 (13' 2" x 7' 7") or (4.02m x 2.30m)

Newly laid carpet, smooth ceiling, radiator, uPVC and double glazed window to front.

Bedroom 3 (13' 2" x 9' 0") or (4.02m x 2.74m)

Newly laid carpet, smooth ceiling, radiator, uPVC and double glazed window to front.

Bathroom (9' 0" x 8' 11") or (2.75m x 2.71m)

Linoleum flooring, smooth ceiling, tiled walls, panel enclosed corner bath, corner shower unit with mains shower over, pedestal wash hand basin, W.C., traditional towel rail radiator, uPVC and obscured double glazed window to rear.

Loft Room (15' 0" x 15' 0") or (4.58m x 4.57m)

Newly laid carpet, smooth ceiling with spotlights, 2x Velux windows to rear, doors to under eaves storage.

Rear Garden

Large garden comprising of courtyard area, decked and paved seating areas and a level lawned space, all within boundary walls, fencing and hedging. There is rear access to South Street.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:48

Tenure

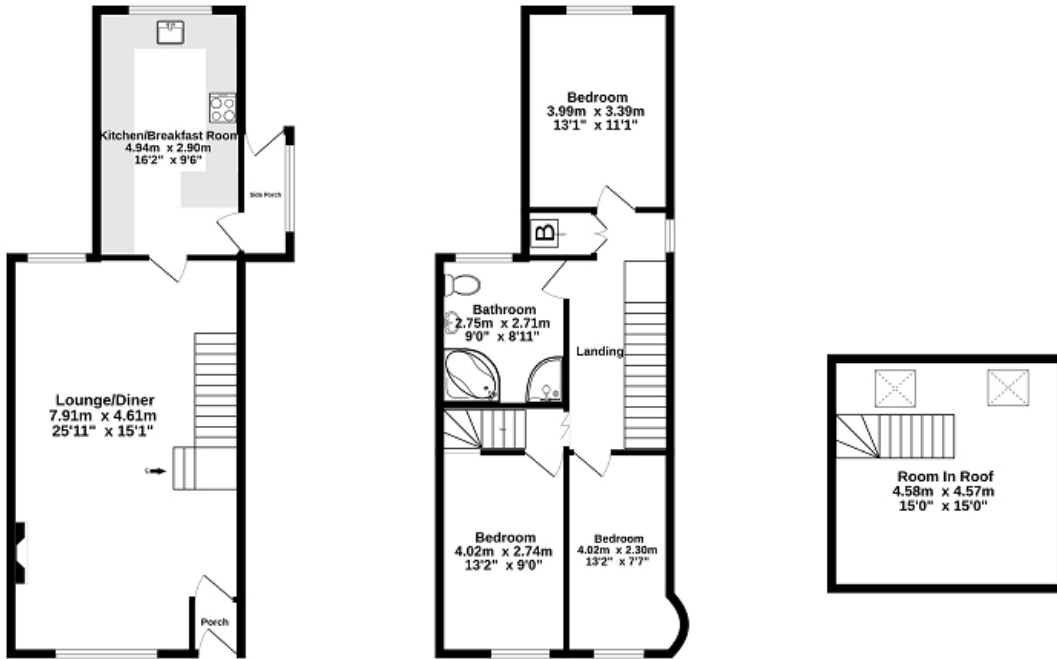
We are informed that the tenure is Freehold

Council Tax

Band B







TOTAL FLOOR AREA : 125.5 sq.m. (1351 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.