

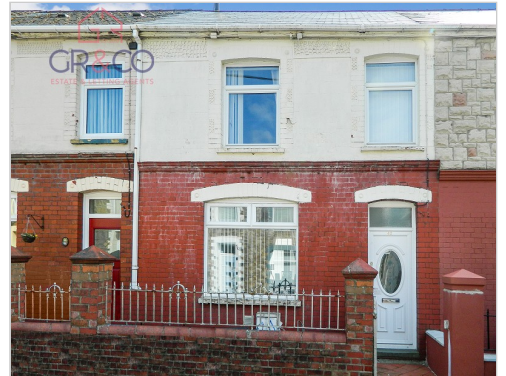


# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## Eureka Place Ebbw Vale

Guide Price £145,000 to £150,000



- Beautiful Three Storey Family Home
- Spacious Kitchen With Range Of Integrated Appliances
- Light Filled Double Reception Room
- Utility Room | Downstairs W/C
- First Floor Contemporary Bathroom Suite
- East Facing Tiered Garden With Stunning Views
- Three Well Appointed Bedrooms
- Walking Distance Of Town Centre & Amenities
- Guide Price £145,000 to £150,000
- EPC: C | Tenure: Freehold | Council Tax: B

Ref: PRA11026

Viewing Instructions: Strictly By Appointment Only

# General Description

\*\*\*GUIDE PRICE £145,000 to £150,000\*\*\*

Unfolding over three floors, this beautiful family home offers 1193 square footage of accommodation, complete with a double reception room, a modern kitchen/breakfast room and an east facing garden with picturesque views.

Stepping inside this deceptively spacious property, you are welcomed by the double reception room, with feature log burner, which spans the full depth of the house and is awash with natural light thanks to the dual aspect windows. Downstairs, there is a spacious and modern kitchen/breakfast room with sleek units, a range of integrated appliances including a wine fridge. Additionally, there are in-built audio speakers and a feature fireplace which can easily accommodate another log burner, should one desire. Glazed garden doors opens to the east-facing garden with views over the surrounding countryside, creating an effortless indoor-outdoor connection. Completing the basement level, is a useful utility room with a WC. Heading to the first floor, there are three well appointed bedrooms, all served by a contemporary family bathroom suite with bath tub and a rainfall shower over.

## OUTSIDE

Outside, the tiered garden has been thoughtfully designed to make the most of the picturesque views over the valley. A sandstone paved seating area leads off the kitchen - ideal for outdoor dining or quiet evenings, while a further seating area and a neat astroturf lawn is at the far end, all surrounded by border walls and wood fencing. For added convenience, there is external access to the rear lane.

## SITUATION

Situated 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 Entrance Hall.

## Entrance Hall

Tiled flooring, smooth ceiling with spotlights, carpeted stairs to first floor, double doors to Lounge.

## Lounge (24' 8" x 13' 7") or (7.52m x 4.15m)

Laminated flooring, smooth ceiling with spotlights, two radiators, fireplace with log burner, door to useful under stairs storage cupboard, uPVC and double glazed window to front, uPVC and double glazed window to rear, uPVC and double glazed patio doors to rear, door to Ground Floor.

## Kitchen/Diner (23' 3" Max x 16' 2" Max) or (7.08m Max x 4.92m Max)

Laminated flooring, smooth ceiling with spotlights and audio speakers, white gloss base and eye level units, tiled splashbacks, integrated halogen hob with extractor fan over, integrated oven, integrated microwave, integrated American fridge-freezer, integrated dishwasher, integrated wine fridge, open fire place (with flue), wall mounted 'Baxi' combi-boiler, radiator, door to W/C.

## WC (6' 3" x 3' 3") or (1.91m x 0.98m)

Tiled flooring, smooth ceiling with spotlights, WC, space for tumble dryer, uPVC and double glazed window to side.

## Landing

Carpet and laminate flooring, smooth ceiling with spotlights, loft access, doors to Bedrooms, door to Bathroom.

## Bathroom (9' 1" x 5' 10") or (2.76m x 1.79m)

Tiled flooring, smooth ceiling with spotlights, panel enclosed bath with mains shower over, wash hand basin with vanity unit beneath, WC, grey vertical radiator, extractor fan, uPVC and obscured double glazed window to rear.

## Bedroom 1 (12' 8" x 10' 3") or (3.86m x 3.12m)

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

## Bedroom 2 (11' 11" x 10' 3" Max) or (3.62m x 3.12m Max)

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

## Bedroom 3 (8' 4" Max x 6' 10" Max) or (2.53m Max x 2.08m Max)

Laminated flooring, smooth ceiling with spotlights, radiator, door to built in cupboard, uPVC and double glazed window to front.

## Front of property

Forecourt area within boundary walls.

## Rear Garden

Tiered garden with large paved patio seating area with steps leading down to further seating area, and further steps to astroturf area, all within boundary walls and fencing. Gated access to rear lane.

## 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









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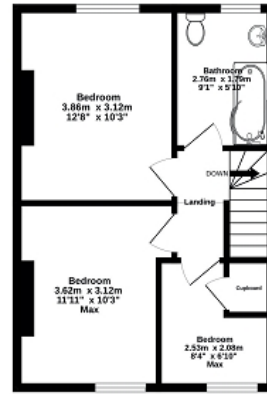
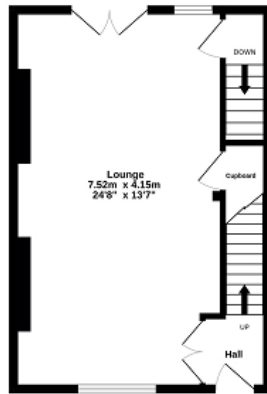
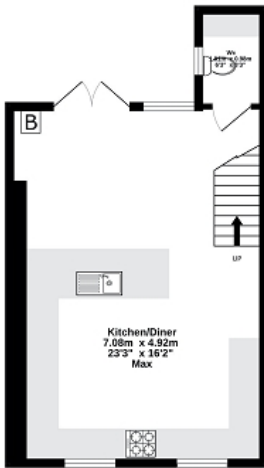
SALES & LETTINGS  
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01495 723 265  
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Ground Floor  
36.7 sq.m. (395 sq.ft.) approx.

1st Floor  
36.9 sq.m. (397 sq.ft.) approx.

2nd Floor  
37.1 sq.m. (400 sq.ft.) approx.



TOTAL FLOOR AREA: 110.8 sq.m. (1193 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropac 02/2025



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.