



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Croft Court  
King Street  
Brynmawr

£215,000



- Detached Family Home
- South-West Facing Garden
- Driveway Parking For Three Cars
- Lounge With Patio Sliding doors Plus Dining Area
- Modern Gloss Fitted Kitchen
- Three Well Appointed Bedrooms
- First Floor Shower Room
- Ground Floor WC
- Good Transport Links
- EPC: C | Tenure: Freehold | Council Tax: B

Ref: PRA11021

Viewing Instructions: Strictly By Appointment Only



## General Description

This attractive three-bedroomed detached family home boasts a south-west facing garden and ample driveway parking. It is conveniently situated in a small select residential development within easy reach of Brynmawr, Beaufort and Ebbw Vale

Offering over 960 square foot of living accommodation across two floors, the property comprises of a welcoming entrance porch which leads to a ground floor W.C. and the entrance hallway. The spacious open plan lounge and dining area is dual aspect with sliding patio doors to the front providing an abundance of natural light. To the rear, overlooking the sunny garden, is a well appointed kitchen with white gloss cabinetry and matching metro style tiles. To the first floor, there are three bedrooms, two of which are generously sized doubles, all served by a family shower room with double shower enclosure.

### STEP OUTSIDE

Outside, approached via a driveway providing parking for several vehicles, there is a gated entrance to the forecourt and side access to the rear. The private and sunny rear garden features a paved seating area leading to a low maintenance gardens enclosed with border walls and fencing.

### SITUATION

Set off a sweeping road, Croft Court, is a small select residential location of five detached houses within a reasonable walking distance of Brynmawr town and the village of Beaufort. Brynmawr has a range of shops, schools and leisure facilities including a cinema. The Lakeside Retail Park is also located on the outskirts of the town. It further offers excellent transport links to include the A465 'Heads of the Valley' road to nearby towns of Ebbw Vale, Abergavenny, Merthyr Tydfil and Tredegar. The train stations in Ebbw Vale and Rhymney provide direct routes to the City of Cardiff within the hour.

## Accommodation

### Entrance

uPVC and obscured double glazed door into Internal Porch.

### Internal porch

Tiled floor, smooth ceiling, radiator, white gloss door to W/C, white gloss door to hallway.

### WC

Tiled flooring, smooth ceiling, W/C, wash hand basin, radiator, uPVC and obscured window to front.

### Entrance Hallway

Carpet as laid, smooth ceiling with spotlights, radiator, white gloss door to useful under stairs storage cupboard, white gloss door to Kitchen, white gloss door to Lounge, carpeted stairs to first floor, uPVC and double glazed window to side.

### Lounge (13' 9" x 13' 7") or (4.18m x 4.14m)

Carpet as laid, smooth ceiling with spotlights, electric coal effect fire in wooden surround, radiator, uPVC and double glazed sliding patio doors to front.

### Dining Area (9' 7" x 9' 5") or (2.93m x 2.87m)

Carpet as laid, smooth ceiling with spotlights, radiator, uPVC and double glazed window to rear. White gloss door to kitchen.

### Kitchen (10' 3" x 9' 11") or (3.12m x 3.03m)

Tiled flooring, smooth ceiling with spotlights, range of white gloss base and eye level units, tiled splashbacks, stainless steel sink and drainer, integrated gas hob and electric oven with extractor fan over, integrated washing machine, space for fridge-freezer, radiator, uPVC and double glazed window to rear, uPVC and obscured double glazed door to side, white gloss door to Dining Area.

### Landing

Carpet as laid, smooth ceiling with spotlights, white gloss door to Bathroom, white gloss doors to Bedrooms, white gloss door to useful storage cupboard, loft access, uPVC and double glazed window to side.

### Shower Room (7' 1" x 6' 0") or (2.16m x 1.83m)

Tiled flooring, part tiled walls, double shower enclosure with mains shower over, pedestal wash hand basin, W/C., radiator, extractor fan, uPVC and obscured window to rear.



## Bedroom 1 (13' 9" Max x 11' 9" Max) or (4.18m Max x 3.59m Max)

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

## Bedroom 2 (13' 9" Max x 11' 9" Max) or (4.18m Max x 3.59m Max)

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

## Bedroom 3 (9' 2" Max x 7' 0" Max) or (2.79m Max x 2.13m Max)

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

## Front of property

Front paved forecourt with side access and low maintenance graveled area within boundary walls and fencing. Driveway with parking for three vehicles.

## Rear Garden

Patio seating space with low maintenance area, all within boundary walls and fencing.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:73

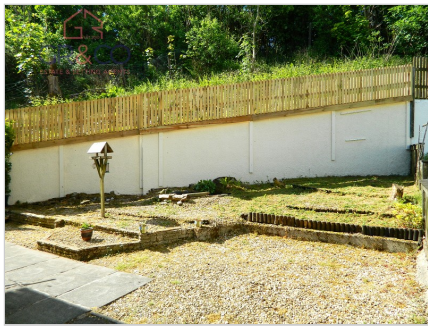
## Tenure

We are informed that the tenure is Freehold

## Council Tax

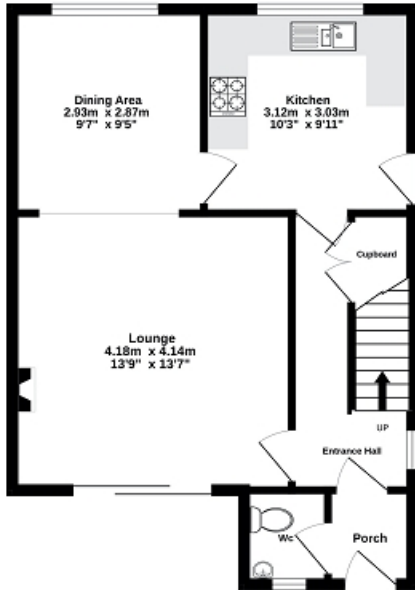
Band B



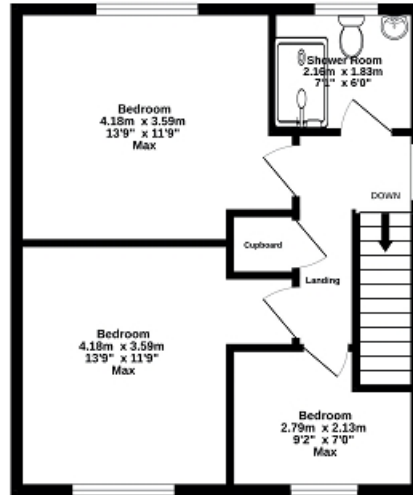




Ground Floor  
46.4 sq.m. (500 sq.ft.) approx.



1st Floor  
43.0 sq.m. (463 sq.ft.) approx.



TOTAL FLOOR AREA : 89.5 sq.m. (963 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 Metropia ©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.