



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Badminton Grove Ebbw Vale

£230,000



- Beautiful Semi-Detached Family Home
- Stunning Kitchen With Integrated Appliances
- Lounge With Feature Bay Window
- South-West Facing Rear Garden
- First Floor Bathroom Plus Ground Floor W/C
- Three Bedrooms
- Driveway Parking For 2+ Cars
- Garage (Converted To Home Office)
- Sought After Location
- EPC: D | Council Tax: B | Tenure: Freehold

Ref: PRA11028

Viewing Instructions: Strictly By Appointment Only



General Description

Greg Roberts & Co are delighted to bring to the market this beautiful semi-detached family home nestled in a desirable spot with driveway parking and south-west facing garden.

Offering over 1210 square footage of living accommodation across two floors, this three-bedroom property in Badminton Grove, to the north of Ebbw Vale town, must be viewed to be fully appreciated. It is ideally situated within easy walking distance of primary schools and close to the town with a range of shops, amenities and leisure facilities.

STEP INSIDE - Beyond the useful entrance porch is the welcoming hall giving access to the lounge, kitchen and first floor. The bay fronted lounge is situated to the front of the property providing a cosy retreat. Adjacent to the lounge is the stunning fitted kitchen, fitted with shaker style cabinetry and a range of integrated appliances. There is also a dining space with sliding glass doors that open directly onto the sunny garden providing plenty of light and creating a great social space - perfect for gatherings with family and friends. For added convenience, there is a separate utility room and a ground floor WC.

Ascending to the first floor, there are three bedrooms, two of which are doubles, all served by a family bathroom and separate WC. The fully tiled bathroom features a contemporary bath tub with rainfall shower over. Additional living space can be found in the garage which is currently used as a home office but can offer a variety of other uses such as home gym, playroom or workshop.

OUTSIDE - This property features ample off-road parking at the front, along with convenient access to the garage. The enclosed rear garden is south-westerly facing and features various seating areas to relax and/or entertain.

SITUATION

Badminton Grove is ideally situated on the Northern outskirts of Ebbw Vale with ease of access to the A465 link road for routes to Cardiff, Abergavenny and beyond. Ebbw Vale is steeped in history and bounds the Bannau Brycheiniog (Brecon Beacons) National Park to the North and offers beautiful countryside walks on your doorstep. The town also offers a range of supermarkets to include Tescos, Morrisons and Aldis, and is served by several schools for all ages and has a comprehensive range of leisure and shopping amenities. The town further benefits from a bus station and two local train stations offering regular direct routes to the cities of Newport and Cardiff.

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 | O2 - 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.

Accommodation

Entrance

uPVC and double glazed door to Porch.

Porch

Laminated flooring, smooth ceiling, wood stable style door into Entrance Hall.

Entrance Hall

Laminated flooring, smooth ceiling, white gloss door to Lounge, white gloss door to Kitchen/Diner, white gloss door to useful under stairs storage cupboard, carpeted stairs to first floor, uPVC and double glazed window to side.

Lounge (13' 3" x 12' 2") or (4.03m x 3.70m)

Laminated flooring, smooth ceiling, radiator, uPVC and double glazed bay window to front, white gloss door to Kitchen.

Kitchen (19' 7" x 10' 5" Max) or (5.97m x 3.17m Max)

Laminated flooring, smooth ceiling, range of light grey base and wall units with tiled splashbacks and stainless steel sink and drainer, integrated halogen hob with electric oven and extractor fan over, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, radiator, white gloss door to W.C., entrance to Utility Room.

Dining Area (9' 7" x 9' 1") or (2.93m x 2.77m)

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

WC

Laminated flooring, smooth ceiling, radiator, W.C. wash hand basin, uPVC and obscured double glazed window to rear.

Utility Room (5' 11" x 3' 10") or (1.80m x 1.17m)

Laminated flooring, smooth ceiling, white gloss base and wall units, space for tumble dryer beneath, radiator, uPVC and double glazed window to rear.

Landing

Carpet as laid, smooth ceiling, white gloss doors to Bedrooms, whit gloss door to Bathroom, white gloss door to W.C., loft access, radiator.

Bedroom 1 (11' 3" x 10' 3") or (3.44m x 3.13m)

Carpet as laid, smooth ceiling, radiator, two uPVC and double glazed windows to rear.

Bedroom 2 (12' 10" x 11' 3") or (3.92m x 3.43m)

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

Bedroom 3 (9' 7" x 8' 0") or (2.91m x 2.43m)

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

WC

Tiled walls, smooth ceiling, WC.

Bathroom (7' 10" Max x 5' 6" Max) or (2.40m Max x 1.67m Max)

Tiled flooring, tiled walls, smooth ceiling, panel enclosed bath with mains shower over, pedestal wash hand basin, chrome vertical radiator, uPVC and obscured double glazed window to rear, uPVC and obscured double glazed window to side.

Front of property

Block paved driveway and path with parking for several vehicles, lawned garden, all within boundary walls and fencing.

Rear Garden

Patio seating area with steps down to two decked areas and artificial lawn within walls, fencing and mature hedges.

Garage (15' 11" x 10' 4") or (4.85m x 3.14m)

Currently utilised as Office/Storage Room. Laminated flooring, smooth ceiling, electric points, space for American fridge-freezer, uPVC and obscured double glazed window to rear, uPVC and double glazed window to front, uPVC and obscured double glazed door to front, Internet access.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:68

Tenure

We are informed that the tenure is Freehold

Council Tax

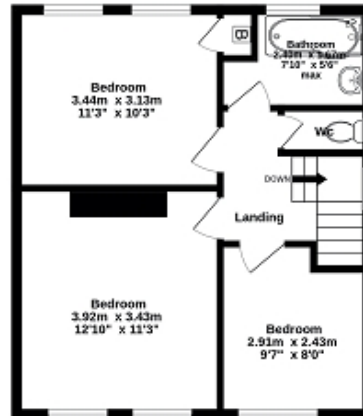
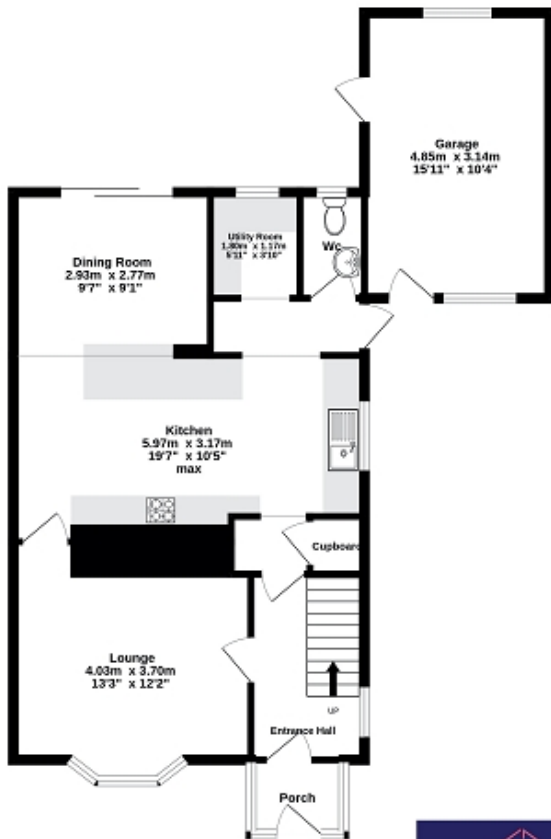
Band B





Ground Floor
72.8 sq.m. (783 sq.ft.) approx.

1st Floor
40.3 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA: 113.1 sq.m. (1217 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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.
Made with Metaplan 62525



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.