



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## Alexandra Street Blaina

£90,000



- Spacious Mid Terrace Property
- No Forward Chain
- Three Bedrooms
- Bay Fronted Lounge/Diner
- East Facing Rear Garden
- Detached Garage
- Well Appointed Kitchen
- Ground Floor Bathroom
- Close To Schools & Amenities
- EPC Rating: D | Tenure: Freehold | Council Tax: B

Ref: PRA11041

Viewing Instructions: Strictly By Appointment Only

## General Description

Greg Roberts and Co are pleased to present this spacious mid terraced property boasting bay fronted reception room, three bedrooms, a delightful rear garden and a detached garage. **\*\*No Onward Chain\*\***

Situated in the popular area of Blaina within close proximity to schools and amenities, this home offers plenty of potential with generous living space, practical features and stunning views. An ideal purchase for families, first-time buyers or investors alike.

You enter the property through a welcoming entrance porch, leading into the entrance hall. The large lounge/diner is bright and generously sized with a feature bay window and stairs to the first floor. From here, the inner hallway leads to the ground floor bathroom and the kitchen, which enjoys a lovely view of the rear garden. The dual aspect kitchen is well-appointed with ample storage, integrated appliances and direct access to the garden and garage. Upstairs, there are three good sized bedrooms, two of which are doubles.

Outside, the property features a private rear garden-ideal for relaxing or outdoor entertaining and benefits from scenic, far-reaching views. For added convenience, there is a detached garage and gated access to the rear.

### ADDITIONAL INFORMATION

EPC Rating | D

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 and Superfast broadband is available. Please make your own enquiries via OFCOM.

Mobile | EE and Vodafone - 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

Composite and obscured double glazed door into Internal Porch.

### Internal porch

Tiled flooring, tiled walls, textured ceiling, aluminium and obscured double glazed door into Entrance Hallway.

### Entrance Hallway

Tiled flooring, textured ceiling, radiator, carpeted stairs to first floor, entrance into Lounge/Diner.

### Lounge / Diner (22' 11" Max x 16' 10" Max) or (6.98m Max x 5.13m Max)

Carpet as laid, textured ceiling, radiator, uPVC and double glazed bay window to front, uPVC and double glazed window to rear, white gloss door to Inner Hallway.

### Inner Hallway

Tiled flooring, pine wood clad ceiling, radiator, white gloss door to Bathroom, entrance to Kitchen.

### Bathroom (10' 5" x 5' 3") or (3.18m x 1.59m)

Tiled flooring, white glossed wooden ceiling and part tiled walls, panel enclosed bath with mains shower over, pedestal wash hand basin, W.C., radiator, uPVC and obscured double glazed window to side.

### Kitchen (14' 3" x 8' 2") or (4.34m x 2.50m)

Tiled flooring, white glossed wooden ceiling, range of base and wall units, tiled splashbacks, stainless steel sink and drainer, integrated halogen hob with extractor fan over, integrated double oven, space for washing machine, space for fridge-freezer, radiator, aluminium and obscured glazed door to side, uPVC and double glazed window to side, uPVC and double glazed window to rear.

## Landing

Carpet as laid, textured ceiling, white gloss doors to Bedrooms, radiator, loft access, uPVC and obscured window to rear.

## Bedroom 1 (11' 0" x 10' 6") or (3.36m x 3.21m)

Carpet as laid, textured ceiling, radiator, cupboard housing wall-mounted "Valliant" combi-boiler, uPVC and double glazed window to rear.

## Bedroom 2 (12' 0" x 9' 6") or (3.65m x 2.89m)

Bare floorboards, textured ceiling, radiator, uPVC and double glazed to front.

## Bedroom 3 (8' 11" x 7' 0") or (2.71m x 2.13m)

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

## Front of property

Paved forecourt within boundary walls and iron fencing.

## Rear Garden

Paved courtyard with steps leading to patio area, and further steps leading to garden with established shrubs and detached garage. All within boundary walls and fencing with gated access to rear.

## Garage

Block built, concrete base, apex roof, up and over door.

## Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:58

## Tenure

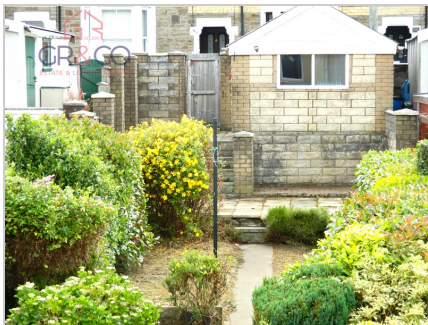
We are informed that the tenure is Freehold

## Council Tax

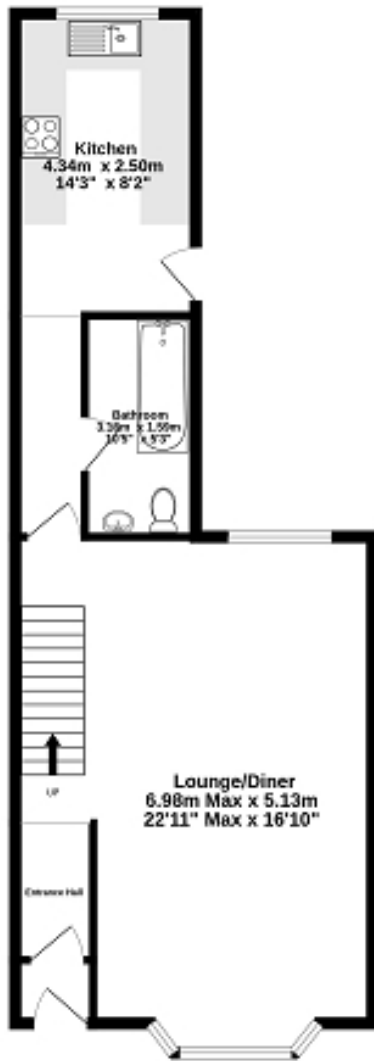
Band B



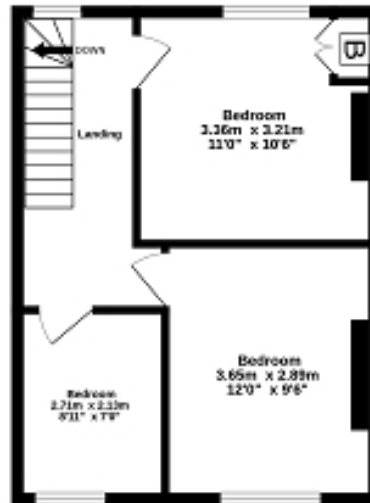




Ground Floor  
56.2 sq.m. (605 sq.ft.) approx.



1st Floor  
35.1 sq.m. (375 sq.ft.) approx.



TOTAL FLOOR AREA : 91.3 sq.m. (980 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, doors and any other details 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.