



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Lakeside Way Brynmawr

£280,000



- Modern Four Bedroom Detached Home
- Situated In Quiet Cul-De-Sac Location
- South-East Facing Garden
- Master Ensuite Bedroom
- Garage Plus Driveway Parking
- Two Reception Rooms
- Modern Fitted Kitchen Plus Utility Room
- Large Wood Outbuilding (Currently used as a Bar)
- Family Bathroom Suite | Ground Floor W/C.
- EPC: C | Council Tax: D | Tenure: Freehold

Ref: PRA11042

Viewing Instructions: Strictly By Appointment Only



General Description

Nestled in a highly desirable cul-de-sac location within the tranquil Lakeside community, this modern four-bedroom detached home offers contemporary living with close access to open countryside and a variety of amenities.

Built around 2006, the property enjoys a peaceful setting with scenic views of nearby water bodies and the surrounding valleys, all within walking distance of local shops, schools, and restaurants.

The interiors are well-maintained, featuring a bright and airy lounge with a large bay window and adjacent dining room with French doors that open to the rear, flooding the space with natural light—ideal for entertaining guests or enjoying cozy family evenings. The well-appointed kitchen boasts ample storage and counter space, along with a practical utility room that keeps daily chores out of sight. Upstairs, you'll find a master bedroom with a private en-suite bathroom, plus three additional bedrooms that provide flexibility for children, guests, or a home office. A three-piece family bathroom completes the first floor. For convenience, there is a ground floor WC and a good-sized integral garage for parking or storage.

OUTSIDE

Surrounded by natural beauty, the well-maintained rear garden provides an excellent space for relaxation and entertaining. The large wooden outbuilding is currently used as an outdoor bar, but this versatile room could also serve as a home office, gym, or hobby room, offering flexible options to suit various needs. To the front of the property is a driveway leading to the garage offering parking for several vehicles.

LOCATION

Nantyglo, meaning "brook of coal" in Welsh sits on the edge of Brynmawr town and is in close proximity to a range of local amenities including shops, schools, a retail park and leisure facilities to include a cinema. 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.

ADDITIONAL INFORMATION

EPC Rating | C

Council Tax Band | E (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 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 Entrance Hall.

Entrance Hall

Laminated flooring, smooth ceiling, radiator, white gloss door to Lounge/Diner, carpeted stairs to first floor.

Lounge (13' 11" Max x 10' 9" Max) or (4.25m Max x 3.27m Max)

Laminated flooring, smooth ceiling, radiator, electric feature fireplace, entrance to Dining Room, uPVC and double glazed bay window to front.

Dining Room (8' 10" x 8' 10") or (2.70m x 2.70m)

Laminated flooring, smooth ceiling, radiator, white gloss door to Kitchen, uPVC and double glazed patio door to rear.

Kitchen (11' 3" Max x 11' 8" Max) or (3.44m Max x 3.55m Max)

Tiled flooring, smooth ceiling, range of base and wall units, tiled splashbacks, stainless steel sink and drainer, integrated gas hob and electric oven with extractor fan over, space for fridge-freezer, radiator, white gloss door to useful under stairs storage cupboard, uPVC and double glazed window to rear, white gloss door to Utility Room.

Utility Room (5' 6" x 4' 9") or (1.68m x 1.45m)

Tiled flooring, smooth ceiling, base and wall units, space for washing machine, white gloss to W.C., composite and double glazed door to side.

WC (5' 5" x 3' 5") or (1.65m x 1.04m)

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

Landing

Carpet as laid, textured ceiling, radiator, white gloss door to Bedrooms, white gloss door to Bathroom, white gloss door to Airing Cupboard housing cylinder boiler.

Bedroom 1 (19' 5" Max x 11' 8" Max) or (5.92m Max x 3.55m Max)

Carpet as laid, smooth ceiling, radiator, white gloss door to Ensuite, uPVC and double glazed window to front.

En Suite (6' 0" x 5' 6") or (1.82m x 1.67m)

Linoleum flooring, textured ceiling, shower enclosure with mains shower over, pedestal wash hand basin, W.C., radiator, extractor fan, uPVC and obscured double glazed window to side.

Bedroom 2 (10' 1" Max x 7' 7" Max) or (3.08m Max x 2.32m Max)

L-shaped- carpet as laid, textured ceiling, radiator, uPVC and double glazed window to rear.

Bedroom 3 (9' 7" x 7' 7") or (2.93m x 2.32m)

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

Bedroom 4 (13' 6" Max x 10' 11" Max) or (4.11m Max x 3.34m Max)

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

Front of property

Driveway leading to integral garage.

Integral Garage (17' 9" x 9' 0") or (5.42m x 2.75m)

Up and over door, concrete base, gas boiler.

Rear Garden

Patio seating area and level lawn housing large wooden outbuilding with french doors and electric supply (currently used as garden bar).

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:71

Tenure

We are informed that the tenure is Freehold

Council Tax

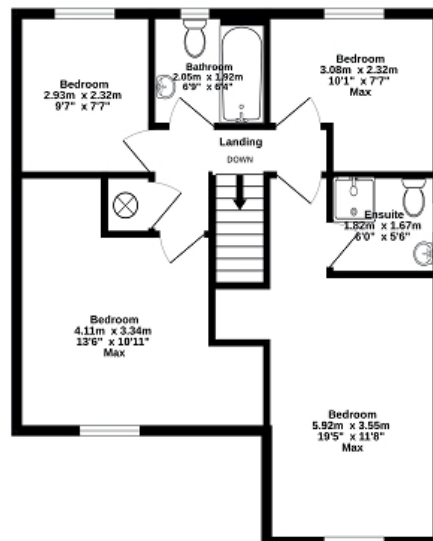
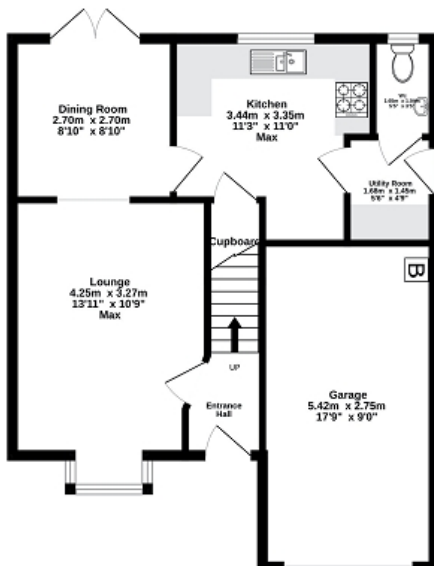
Band D





Ground Floor
55.5 sq.m. (597 sq.ft.) approx.

1st Floor
54.6 sq.m. (588 sq.ft.) approx.



TOTAL FLOOR AREA : 110.1 sq.m. (1185 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.

Made with Metropix 6/2025



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.