



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Clos Gwaith Dur Ebbw Vale

£130,000



- Modern First Floor Two Bed Apartment
- Master Ensuite Bedroom
- Open Plan Kitchen / Living With Balcony
- Garage Plus Designated Parking Space
- Beautifully Presented Throughout
- Family Bathroom Suite
- Walking Distance To Train Station & Amenities
- Ideal First Time Buy / Investment
- Move Straight In!
- EPC: C | Tenure: Leasehold | Council Tax: B

Ref: PRA11055

Viewing Instructions: Strictly By Appointment Only



General Description

An excellent opportunity to purchase a beautifully-presented two-bedroom first-floor apartment close to transport links. The property features a dual-aspect kitchen and living area with a balcony, two bathrooms, designated parking, and a garage. It is an ideal option for first-time buyers or investors!

The living accommodation of this two-bedroom first floor home offers a superb combination of style, comfort, and practicality, making it perfect for a wide range of buyers. With views over the surrounding countryside, the property opens into a spacious and light-filled open-plan kitchen, dining, and living area, complete with a feature Juliette balcony—ideal for everyday living and entertaining.

The layout flows seamlessly, including a generously sized master bedroom with an ensuite shower room, a further double bedroom, and a well-appointed family bathroom.

Completing the property is a garage and an allocated parking space, ensuring practicality and ease for modern living. Situated in a desirable location, this home combines contemporary design with thoughtful features, creating a welcoming and highly functional living space.

SITUATION

The property is situated close to the popular town of Ebbw Vale and within walking distance from the Train Station where there are regular direct routes to the city of Cardiff within an hour. The nearby steelworks site has been redeveloped to include sports and leisure facilities along with the Blaenau Gwent Learning Zone/College. Ebbw Vale bounds the Brecon Beacons National Park to the North and offers plenty of picturesque views and scenic walks in and around the surrounding areas. The town offers a wide selection of shops, including several supermarkets and good transport links, with the A465 link road a short drive away.

There is a service charge of approx £289.00 pcm (subject to change) which covers the upkeep of the building, communal areas and the building's insurance. The annual ground rent is £70.00.

TENURE

We are informed the property is Leasehold. The Lease for the Flat is 125 years from 1st January 2007. The Lease for the Garage is 999 years from 1st January 2007. Intending purchasers should make their own enquiries via their solicitors.

PARKING

There is a designated parking bay - number 23 - plus a garage.

Accommodation

Entrance

Secure entry to first floor. Composite door into Entrance Hallway.

Entrance Hallway

Carpet as laid, smooth ceiling, white gloss to Storage Cupboard, white gloss door to cupboard housing a cylinder boiler, electric radiator, white gloss door to Bedroom One, white gloss door to Bedroom Two, white gloss door to Bathroom, white gloss door to Lounge/Diner.

Bedroom 1 (11' 9" Max x 9' 6" Max) or (3.57m Max x 2.90m Max)

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

En Suite (7' 5" Max x 5' 10" Max) or (2.27m Max x 1.79m Max)

Linoleum flooring, smooth ceiling with extractor fan, walk-in shower enclosure with mains shower over, pedestal wash hand basin, WC, chrome radiator.

Bedroom 2 (11' 9" x 7' 1") or (3.57m x 2.16m)

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

Bathroom (6' 5" x 6' 4") or (1.95m x 1.94m)

Linoleum flooring, smooth ceiling with extractor fan, panel enclosed bath, pedestal wash hand basin, WC, uPVC and obscured double glazed window to rear.

Kitchen / Lounge (22' 2" x 11' 2") or (6.75m x 3.40m)

Linoleum flooring, smooth ceiling, range of cream gloss 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-freezer, integrated washer/dryer, uPVC and double glazed window to rear. Lounge: electric radiator, uPVC and double glazed doors to a Juliette balcony.

Garage

Adjacent to designated parking space. Up and over door.

Services

Mains electricity, mains water, mains gas, mains drainage

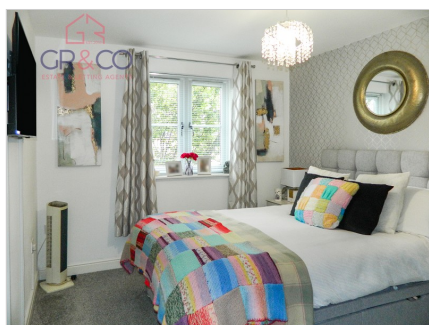
EPC Rating:78

Tenure

We are informed that the tenure is Leasehold

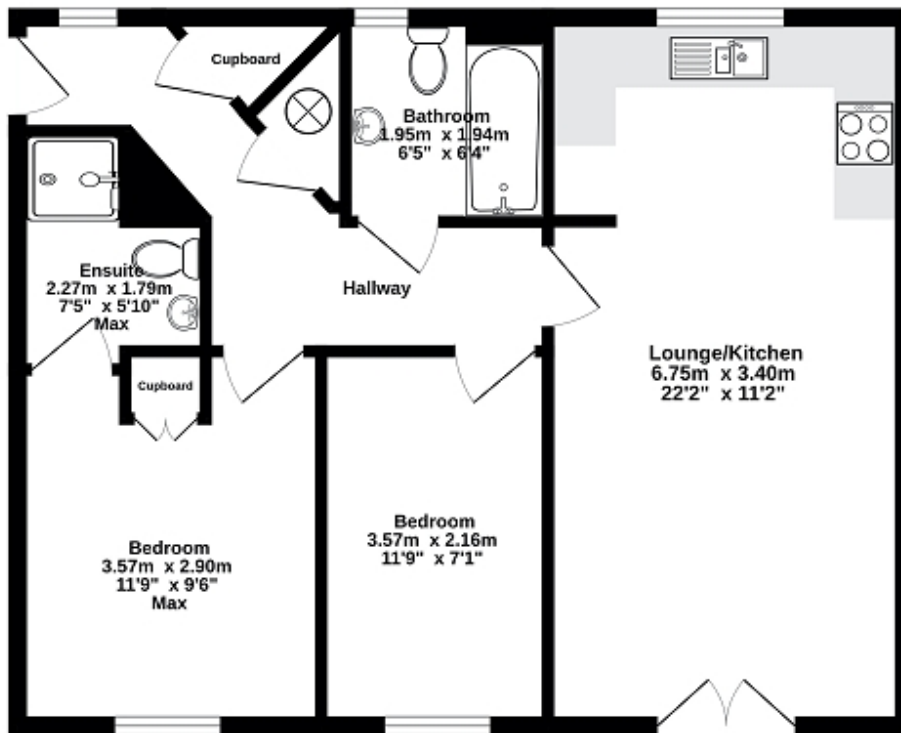
Council Tax

Band B





Ground Floor
56.5 sq.m. (608 sq.ft.) approx.



TOTAL FLOOR AREA: 56.5 sq.m. (608 sq ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan, no responsibility is taken for any error, omission or misstatement. 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.