



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Cwm Hir
Ebbw Vale

£275,000



- Attractive Double Bay Fronted Semi-Detached Home
- Four Bedrooms (Three Doubles)
- Two Reception Rooms | Feature Log Burner
- Modern Fitted Kitchen / Breakfast Room
- Utility Room | Ground Floor W/C
- Garage Plus Driveway Parking For 3+ Vehicles
- Contemporary Four Piece Bathroom
- Rear Garden Plus Separate Small Plot
- Walking Distance Of Schools & Amenities
- EPC: D | Council Tax: E | Tenure: Freehold

Ref: PRA11046

Viewing Instructions: Strictly By Appointment Only

General Description

This attractive double-fronted family home boasts generous proportions and features four bedrooms, two bay-fronted reception rooms, ample driveway parking, an integral garage, and a large split garden at the rear.

The cottage is beautifully presented throughout, combining warmth and character with modern practicality. It includes two spacious reception rooms, one of which has a feature log-burning stove, making it ideal for entertaining or relaxing. At the rear, there is a stylish kitchen/breakfast room with sleek, high-gloss cabinetry in a contemporary two-tone finish, complemented by metro tiles and integrated appliances that create a streamlined look. The breakfast area is a versatile space, perfect for casual dining or morning coffee. Additionally, a practical utility room, a ground-floor WC, and a store room enhance everyday living convenience.

Upstairs, you will find four well-proportioned bedrooms, each offering ample space and comfort. These bedrooms are served by a wonderful four-piece family bathroom suite.

The house further benefits having a new roof fitted approximately 4 years ago.

OUTSIDE

Externally, the property features a private driveway with parking space for three or more vehicles and a single integral garage for secure parking or storage. The gardens in both the front and rear are beautifully maintained and low-maintenance. The rear garden is divided into two areas, offering a unique opportunity with additional outdoor space. The level garden adjacent to the property is primarily laid to artificial lawn and enclosed by wooden fencing. There is also an additional small plot just a stone's throw away, currently used as a football pitch, which can easily be accessed via the rear gate or from the side of the property—ideal for growing vegetables or pursuing outdoor hobbies.

SITUATION

The property is ideally located within walking distance of local amenities and schools in a desirable area to the north of Ebbw Vale. It offers easy access to the link road for routes to Cardiff, Abergavenny, and beyond. Ebbw Vale is rich in history and borders the Bannau Brycheiniog (Brecon Beacons) National Park to the north, providing beautiful countryside walks right on your doorstep. The town hosts a variety of supermarkets, including Tesco, Morrisons, and Aldi, and is served by several schools for all ages, as well as a comprehensive range of leisure and shopping amenities. Additionally, Ebbw Vale benefits from a bus station and two local train stations that offer regular direct routes to Newport and Cardiff.

ADDITIONAL INFORMATION

EPC Rating | D

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 | 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

uPVC and obscured double-glazed door into Entrance Hall.

Entrance Hall

Tiled flooring, textured ceiling, white vertical radiator, door to Sitting Room, door to Lounge, door to Kitchen, door to Utility Room, carpeted stairs to first floor.

Sitting room (14' 4" x 12' 6") or (4.37m x 3.80m)

Wood flooring, textured ceiling, anthracite vertical radiator, open fire place, uPVC and double glazed bay window to front.

Lounge (13' 5" x 12' 6") or (4.10m x 3.80m)

Wood flooring, papered ceiling, feature fireplace with log burner, white vertical radiator, uPVC and double glazed bay window to front.

Kitchen/Breakfast Room (11' 6" x 11' 5") or (3.51m x 3.47m)

Tiled flooring, smooth ceiling, white gloss wall cabinetry, grey gloss base units, tiled splashbacks, composite sink, breakfast bar, integrated gas hob with extractor fan over, integrated oven, integrated coffee machine, integrated fridge, integrated freezer, integrated dishwasher, door to Rear Lobby, uPVC and double glazed windows to rear.

Utility Room (8' 8" x 6' 5") or (2.63m x 1.95m)

Tiled flooring, hygienically clad walls and ceiling, space for washing machine, space for tumble dryer, storage units, uPVC and double glazed window to rear.

Rear Porch

Tiled flooring, papered ceiling, door to WC, door to Store Room, door to Garage, uPVC and double glazed obscured double glazed door to rear.

WC

Tiled flooring, hygienically clad walls, smooth ceiling, WC, uPVC and obscured double-glazed window to rear.

Storage Room

Tiled flooring, smooth ceiling, uPVC and obscured double glazed window to side.

Integral Garage (17' 1" x 13' 3") or (5.20m x 4.05m)

Brick built, concrete base, roller shutter door, electric supply, uPVC and obscured double glazed window to side.

Landing

Carpet as laid, smooth ceiling, door to Bathroom, doors to Bedrooms, loft access via drop down ladder.

Bathroom (8' 7" x 6' 8") or (2.61m x 2.02m)

Tiled flooring, smooth ceiling with spotlights, freestanding bath, corner shower unit with mains shower, WC, wash hand basin with vanity unit, radiator, uPVC and obscured double glazed window to rear.

Bedroom 1 (12' 2" x 11' 6") or (3.70m x 3.51m)

Laminated flooring, smooth ceiling, radiator, built-in wardrobes and dressing table, uPVC and double glazed window to rear.

Bedroom 2 (12' 6" x 11' 10") or (3.80m x 3.61m)

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

Bedroom 3 (13' 3" Max x 12' 6" Max) or (4.03m Max x 3.80m Max)

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

Bedroom 4 (7' 8" x 7' 6") or (2.34m x 2.28m)

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

Front of property

Low maintenance graveled area with mature shrubs and plants within boundary fencing. Block paved driveway with parking for 3+ vehicles. Entrance to Garage.

Rear Garden

Two garden areas - adjacent to rear of property is partially laid artificial lawn and gravel with boundary fencing and gated side access. There is also a further artificial lawned area.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:60

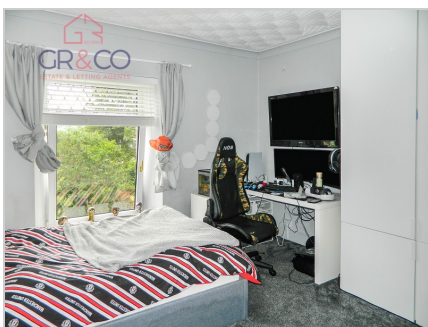
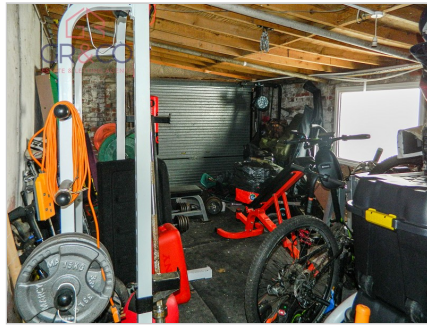
Tenure

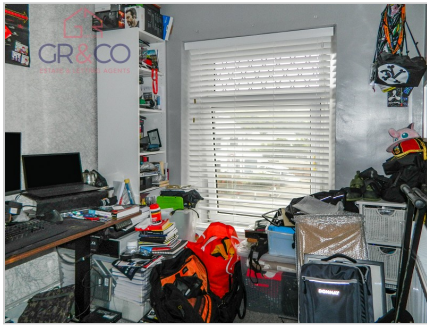
We are informed that the tenure is Freehold

Council Tax

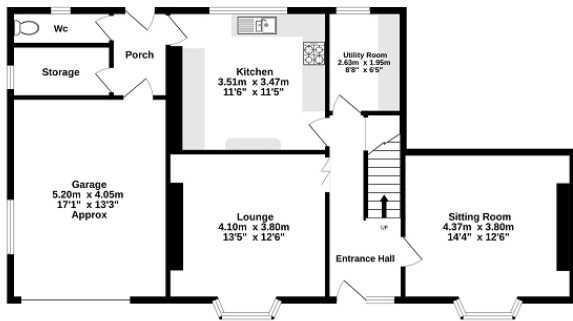
Band E



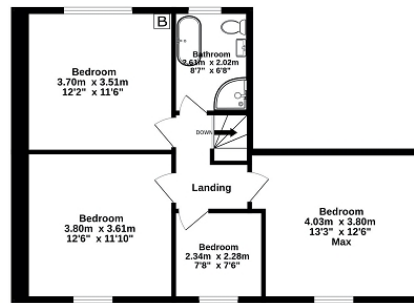




Ground Floor
90.5 sq.m. (974 sq.ft.) approx.



1st Floor
59.1 sq.m. (636 sq.ft.) approx.



TOTAL FLOOR AREA: 149.6 sq.m. (1610 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 ©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.