



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Mountain Road
Ebbw Vale

£395,000



- Stunning 3 / 4 Bed Detached Property
- Smart Home With Voice-Activated Lighting & Heating
- 'A' Rated Energy Efficiency | Solar Panels With Battery
- Individually Designed With High Specification
- Beautiful Open Plan Kitchen/Living Space With Bi-Fold Doors
- Planning Granted For Double Storey Extension
- Private Gated Driveway With EV Charger
- Principle Bedroom With Luxury Ensuite + 2 Further Bathrooms
- Large Summer House & Hot Tub With Views
- Close To Transport Links & Shops

Ref: PRA11068

Viewing Instructions: Strictly By Appointment Only



General Description

"Ty Heulog" is a stunning, high-specification detached 3 / 4 bedroom home with planning to enlarge. Individually designed with modern family life and sustainability in mind, it boasts generous living spaces, intelligent design, and top-tier eco technology - offering a rare blend of luxury and practicality in a peaceful yet popular setting.

****VIDEO TOUR AVAILABLE****

Behind a remote-controlled gated entrance, there is a driveway with secure parking for several vehicles, including an electric vehicle (EV) charger.

Inside, the wide reception hallway, adorned with sleek tiled flooring, sets the tone for the quality and space throughout. At the heart of the home is an exceptional 29-foot open-plan kitchen, dining, and living area, ideal for everyday family living and entertaining. The newly fitted kitchen features a range of stylish units, including deep drawers and larder storage. High spec integrated appliances include Neff double oven and Candy induction hob, both with wi-fi controls. For added peace of mind, there is a 20 year warranty on the kitchen. The living area includes a media wall with a focal electric fireplace and an in-built TV. This impressive space opens out to the surrounding gardens through bifold doors.

A separate sitting room, with French doors leading to the garden, serves as a cosy evening retreat but could also function as a fourth bedroom. Additionally, a modern ground floor shower room and a fully equipped utility room with further storage and laundry facilities complete the ground floor.

Moving upstairs, the principal bedroom is a spacious, light-filled double room featuring a picture window. Its newly fitted luxurious en-suite includes a walk-in shower, vanity basin, WC, and a freestanding tub.

Two further double bedrooms provide flexible accommodation for children, guests, or additional workspaces. The family bathroom reflects the high quality of the en-suite, equipped with a bathtub, separate walk-in shower, and neutral décor—ideal for busy households.

There is excellent energy efficiency for modern, sustainable living with a solar energy system that includes solar panels and a battery to store excess power. For tech-savvy buyers, there is programmable heating and lighting - each controllable via Smart AI - add further convenience and flexibility.

The surrounding garden is a private and sunny oasis. A generously sized paved terrace with a 5 seater hot tub provides the perfect space for outdoor dining, entertaining, or relaxing, along with additional lawn space. For added convenience, there is a large summer house (perfect for home gym/bar/office) with a further decked seating area to enhance your enjoyment of the outdoors.

Ty Heulog's (Sunny House) eco-friendly credentials are among its most impressive attributes:

- App-controlled heating, lighting, and integrated smart appliances
- Private driveway that is ready for electric car charging
- Excellent insulation and modern glazing, resulting in an A-rated EPC
- Solar energy system for maximum efficiency, featuring a 5.18 kW photovoltaic array with a 5 kW battery storage, which is fully owned.
- EPC: A | Council Tax: E | Tenure: Freehold

PLANNING PERMISSION

Planning permission has been granted for the erection of a two storey extension to form additional living accommodation (Reference: P/ 2024/0114). Plans available on request.

SITUATION

The property is ideally located in a desirable area of Rassau 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.

AGENTS NOTE

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

Porcelain tiles, smooth ceiling, radiator, oak door to snug / office/ bedroom, oak and glass doors to open plan kitchen / dining room / sitting room, oak door to under stairs storage.

Kitchen / Dining Room / Sitting Room (29' 4" Max x 12' 9" Max) or (8.93m Max x 3.89m Max)

Kitchen/Dining Room: Light grey shaker style cabinetry tiled splashbacks, stainless steel sink and drainer, integrated induction hob with extractor fan over, integrated double oven, integrated wine fridge, integrated fridge, integrated freezer, integrated dishwasher, larder style cabinet.

Sitting Room: Media wall with electric fire.

Porcelain tiled flooring, 2x white vertical radiators, 3x uPVC and double-glazed windows to side, bi-fold doors to garden.

Snug / Office / Bedroom (12' 10" x 12' 7") or (3.92m x 3.83m)

Wood flooring, smooth ceiling, radiator, uPVC and double-glazed window to side, uPVC and double-glazed patio doors to rear.

Utility Room (9' 4" x 6' 0") or (2.85m x 1.83m)

Porcelain tiled flooring, smooth ceiling, range of cream base and wall units with worktop with space for washing machine and tumble dryer beneath, radiator, uPVC and double-glazed door to front, oak door to Shower Room.

Shower Room (6' 5" x 6' 0") or (1.95m x 1.83m)

Porcelain tiled flooring, part-tiled walls, double walk-in shower enclosure, pedestal wash hand basin, extractor fan, chrome vertical radiator, uPVC and obscured double-glazed window to side.

L-shaped Landing

Carpet as laid, smooth ceiling with spotlights, oak doors to Bedrooms, oak door to Bathroom, loft access, uPVC and double-glazed window to rear, uPVC and double-glazed window to side.

Bedroom 1 (13' 9" Max x 13' 0" Max) or (4.20m Max x 3.96m Max)

Carpet as laid, smooth ceiling with exposed beams, velux window to side, radiator, uPVC and double-glazed window to rear, oak door to Ensuite, white gloss door to under eaves storage.

En Suite (13' 7" x 6' 0") or (4.14m x 1.83m)

Tiled flooring and walls, smooth ceiling with spotlights, loft access, vanity unit with curved basin, back to wall freestanding bath, WC, gold fixtures and fittings, velux window to side, uPVC and double-glazed window to side.

Bedroom 2 (17' 0" x 9' 4") or (5.17m x 2.85m)

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

Bedroom 3 (10' 6" x 9' 7") or (3.19m x 2.93m)

Carpet as laid, smooth ceiling with Velux window to side, white gloss door to under eaves storage, radiator, uPVC and double-glazed window to side.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:97

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E

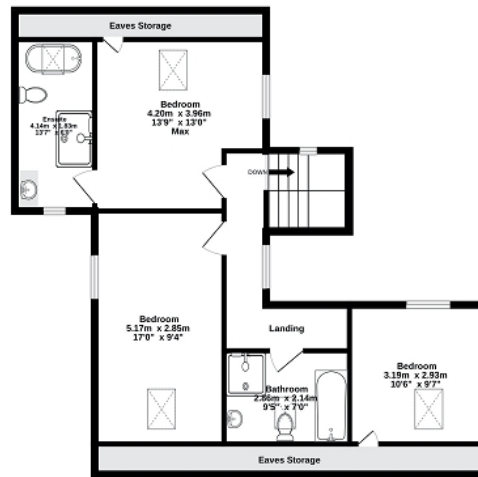
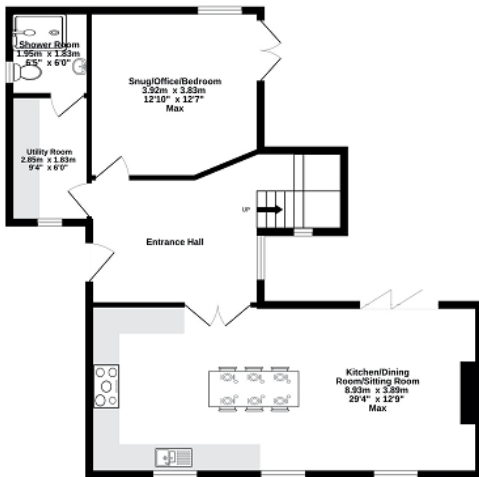






Ground Floor
73.2 sq.m. (788 sq.ft.) approx.

1st Floor
73.1 sq.m. (787 sq.ft.) approx.



TOTAL FLOOR AREA: 146.3 sq.m. (1575 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.
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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.