



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Beaufort Terrace Ebbw Vale

£240,000



- Semi-Detached Family Home
- Two Good-Sized Reception Rooms
- Driveway Parking 2+ Cars Plus Garage
- Generous East-Facing Rear Garden
- Modern Kitchen With Integrated Appliances
- First Floor Family Bathroom
- Ground Floor W/C
- Close Proximity To Schools & Local Amenities
- Excellent Transport Links With Nearby A465 & Local Train Stations
- Council Tax: C | EPC: D | Tenure: Freehold

Ref: PRA11072

Viewing Instructions: Strictly By Appointment Only

General Description

This beautifully presented semi-detached home sits on a generous plot, featuring driveway parking and a large east-facing garden. It is conveniently located in the popular area of Beaufort, close to amenities and schools.

The living space is spread over two floors with a well-designed layout. The warm and welcoming entrance hall leads to two good-sized reception rooms. At the front, there is a light-filled dining room with a charming bay window. At the rear, you will find a spacious lounge that also features a bay window, offering views of the extensive garden. The modern kitchen is fitted with gloss cabinetry and integrated appliances, and it provides direct access to the garden—ideal for indoor-outdoor living and entertaining. Completing the ground floor is a rear lobby and a useful cloakroom/WC.

On the first floor, there are three bedrooms: two generous double bedrooms and a single bedroom, as well as a contemporary family bathroom.

****Outside****

Externally, the property boasts a large east-facing rear garden, primarily laid to lawn, and a brick-paved driveway with ample parking space for two vehicles. There is a detached garage to the rear.

****Location****

The property is ideally situated in the village of Beaufort, near the town of Ebbw Vale. It offers excellent local amenities and strong public transport links, making it a fantastic choice for families and professionals alike. Ebbw Vale is rich in history and borders the Bannau Brycheiniog (Brecon Beacons) National Park to the north, providing beautiful countryside walks right at your doorstep. The town has a variety of supermarkets, including Tesco, Morrisons, and Aldi, and it is served by several schools for all ages, as well as a comprehensive range of leisure and shopping facilities. 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 | C (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.

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 Hallway.

Entrance Hallway

Tiled flooring, smooth ceiling, radiator, white gloss door to Dining Room, white gloss door to Lounge, carpeted stairs to first floor, uPVC and double-glazed window to front.

Dining Room

Laminated flooring, smooth ceiling, radiator, uPVC and double-glazed square bay window to front.

Lounge

Carpet as laid, white vertical radiator, white gloss door to Kitchen, uPVC and double-glazed square bay window to rear.

Kitchen

Porcelain tiled flooring, smooth ceiling with spotlights, range of cream gloss base and wall units with breakfast bar, integrated gas hob, electric oven with extractor fan over, space for American fridge-freezer, space for washing machine, uPVC and double-glazed patio doors to rear, uPVC and obscured double-glazed window to side, white gloss door to Rear Lobby.

Rear Hall/Lobby

Laminated flooring, door to WC, uPVC and double-glazed window to side, hard wood and glazed door to front.

WC

Laminated flooring, smooth ceiling, WC, chrome vertical radiator.

Landing

Carpet as laid, smooth ceiling, white gloss doors to Bedrooms, white gloss door to Bathroom, loft access.

Bedroom 1

Laminated flooring, smooth ceiling, uPVC and double-glazed window to rear.

Bedroom 2

Laminated flooring, smooth ceiling, full-width built-in wardrobes, uPVC and double-glazed window to rear.

Bedroom 3

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

Bathroom

Tiled flooring, tiled walls, smooth ceiling with spotlights, freestanding bath, wash hand basin with vanity unit, WC, chrome vertical radiator, extractor fan, uPVC and obscured double-glazed window to front.

Front of property

Block paved driveway providing off road parking for 2+ cars.

Rear Garden

Patio seating area, large lawned garden leading to raised decked seating area.

Garage

Block built with a concrete base and a roll top door. Electric points.

Services

Mains electricity, mains water, mains gas, mains drainage

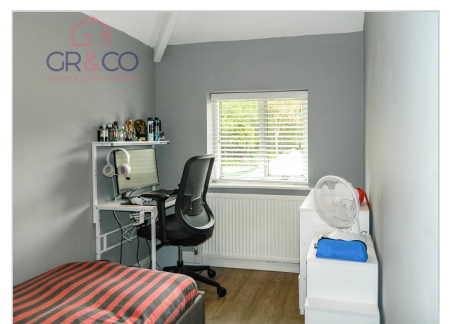
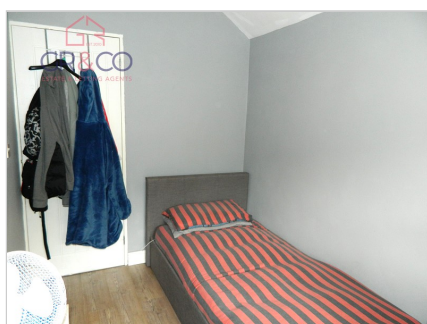
EPC Rating:63

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C





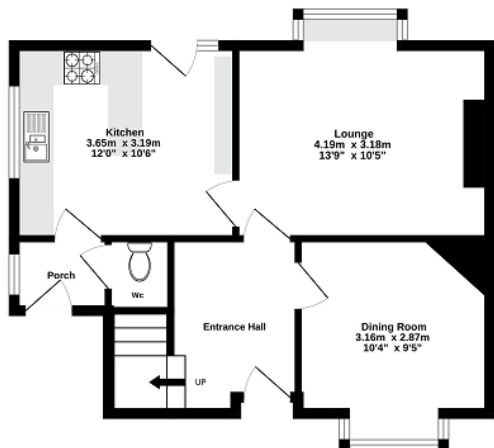
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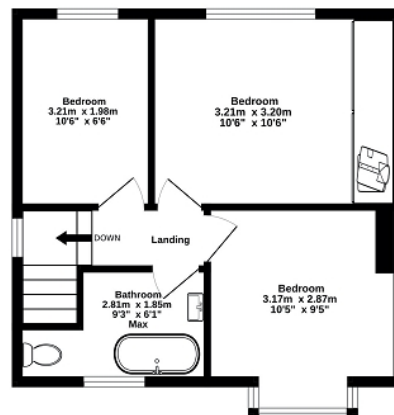
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Ground Floor
45.3 sq.m. (487 sq.ft.) approx.



1st Floor
38.5 sq.m. (415 sq.ft.) approx.



TOTAL FLOOR AREA : 83.8 sq.m. (902 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.

