



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## Lakeside Close Nantyglo

£315,000



- Substantial Four Bedroom Townhouse
- Spacious Living Accommodation Across Three Floors
- Two Well-Appointed Reception Rooms
- Master Bedroom With Luxury Ensuite
- Double Driveway & Detached Garage
- Enclosed Rear Garden With Decked Seating Area
- Two Bathrooms Plus Ground Floor WC
- Walking Distance To Shops & All Local Amenities
- Modern Kitchen With Range Cooker & Integrated Appliances
- EPC: C - Council Tax: E - Tenure: Freehold

Ref: PRA11075

Viewing Instructions: Strictly By Appointment Only



## General Description

This beautifully presented four-bedroom townhouse, arranged over three floors, offers versatile and spacious accommodation within the popular Lakeside development, near the town of Brynmawr. It features two reception rooms, a well-appointed kitchen, a convenient cloakroom and a luxurious master bedroom with ensuite shower room.

Constructed in approx. 2006, this semi-detached property offers a tranquil setting with picturesque views of nearby water bodies and surrounding valleys, all conveniently within walking distance of schools, shops and restaurants.

The accommodation comprises an inviting entrance hallway leading to a bright living room with feature media wall and french doors to the garden, a separate dining room, a modern kitchen complete with a range cooker and integrated appliances, and a ground floor cloakroom. The first floor hosts three generous proportioned bedrooms and a contemporary family bathroom, while the second floor is dedicated to the impressive master suite, complete with private ensuite shower room. Additional benefits include a gas central heating system and double glazing, ensuring both comfort and practicality.

### **\*\*Outside\*\***

To the rear, is a charming enclosed garden comprising of a decked seating area and lawn. To the front is a large driveway plus a single detached garage which provides ample off road parking for a number of vehicles.

This exceptional property combines contemporary living with a prime location, making it an ideal family home.

### **\*\*Situation\*\***

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, 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 the 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 an hour.

### **\*\*Additional Information\*\***

EPC Rating: C

Council Tax Band: E (at the date the property was listed)

Tenure: We are informed that 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.

## Accommodation

### Front of property

Tarmac driveway with parking for 2+ vehicles. Access to rear.

### Entrance

Composite and obscured double-glazed door into Entrance Hall.

### Entrance Hall

Laminated flooring, smooth ceiling, radiator, white gloss door to useful storage cupboard, white gloss door to Reception Room 1, white gloss door to Reception Room 2, white gloss door to Kitchen, stairs to first floor.

### Reception Room 1

Laminated flooring, smooth ceiling, two radiators, media wall with TV and electric fireplace, uPVC and double-glazed window to front, uPVC and double-glazed patio doors to rear.

### Reception Room 2

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

### Kitchen

Tiled flooring, smooth ceiling, range of base and eye level units with tiled splashbacks, 'Smeg' five burner range cooker with three ovens, extractor fan over, space for fridge-freezer, integrated wine fridge, space for washing machine, space for tumble dryer, cupboard housing 'Valliant' combi-boiler, uPVC and double-glazed window to rear, radiator, white gloss door to Rear Lobby.

### Rear Hall/Lobby

Tiled flooring, smooth ceiling, loft access, white gloss door to WC, composite and obscured double-glazed door to rear.

## WC

Tiled flooring, smooth ceiling, wash hand basin, WC, radiator.

## First Floor Landing

Carpet as laid, textured ceiling, white gloss doors to Bedrooms, white gloss door to Family Bathroom, white gloss door to cupboard housing water cylinder, radiator, carpeted stairs to second floor, uPVC and double-glazed window to front, uPVC and double-glazed window to rear.

## Bedroom 2

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

## Bedroom 3

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

## Bedroom 4

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

## Family Bathroom

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

## Second Floor Landing

Carpet as laid, smooth ceiling, white gloss door to Master Bedroom.

## Master Bedroom

Carpet as laid, smooth ceiling, two radiators, built-in wardrobes, 3x Velux windows to rear, uPVC and double-glazed window to front, white gloss door to Ensuite.

## En Suite

Linoleum flooring, smooth ceiling with extractor fan, walk-in double shower enclosure with mains shower over, large 'His & Hers' basins with vanity unit beneath, chrome vertical radiator, WC, uPVC and obscured double-glazed window to front.

## Rear Garden

Enclosed garden comprising of decking, patio and lawn all within boundary fencing.

## Detached Garage

Single garage with up and over door.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:74

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band E









*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.*