



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## Edwards Court Ebbw Vale

£155,000



- Modern Three Bedroom Family Home
- Contemporary Kitchen / Diner
- Light & Spacious Lounge
- Enclosed Rear Garden With Access
- Three Well-Appointed Bedrooms
- First Floor Bathroom | Ground Floor W/C
- Communal Parking Spaces
- Combi-Boiler Heating & uPVC Double Glazing
- Close To Schools & All Local Amenities
- EPC: D | Council Tax: A | Tenure: Freehold

Ref: PRA11080

Viewing Instructions: Strictly By Appointment Only



## General Description

A beautifully presented three-bedroom end-terraced house, perfect for first-time buyers and downsizers, nestled in a quiet cul-de-sac within walking distance to all amenities and schools.

The ground floor features a spacious and welcoming living area, perfect for relaxing or entertaining guests. At the rear of the property, you'll find a beautiful open-plan kitchen and dining area, designed with contemporary finishes and providing seamless access through the rear porch to the enclosed, low-maintenance garden.

Upstairs, the home includes two generous double bedrooms, both with ample storage, along with a single bedroom. These rooms are served by a three-piece family bathroom suite.

The enclosed rear garden is designed for easy maintenance, featuring both paved and lawn areas. Additionally, a gate at the end of the garden offers convenient external access to a communal car park.

Other benefits of this property include a ground floor cloakroom, plenty of storage throughout, combi-boiler heating, and unrestricted communal parking.

### SITUATION

The property is ideally located within walking distance of Ebbw Vale town centre and a range of amenities. 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 | A (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 | Three, O2 and Vodafone - Likely indoor coverage - EE, Three, O2 and Vodafone - Likely outdoor coverage. Please make your own enquiries via OFCOM.

### 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

uPVC and obscured double-glazed door into Porch.

### Porch

Tiled flooring, wooden ceiling, white gloss louvre door to Storage Cupboard, uPVC and double-glazed window to side, uPVC and obscured double-glazed door into Entrance Hallway.

### Entrance Hallway

Tiled flooring, smooth ceiling, radiator, white gloss door to WC, white gloss door to Lounge, white gloss door to Kitchen/Diner, carpeted stairs to first floor.

### WC

Linoleum flooring, textured ceiling, WC, wash hand basin.

### Lounge (17' 4" Max x 11' 7" Max) or (5.28m Max x 3.54m Max)

Laminated flooring, textured ceiling, radiator, louvre doors to kitchen/Diner, uPVC and double-glazed window to front.

## Kitchen / Diner (17' 9" x 8' 8") or (5.40m x 2.65m)

Linoleum flooring, smooth ceiling with spotlights, range of white gloss base and eye level units, tiled splashbacks, composite sink, integrated halogen hob and electric oven with extractor fan over, integrated washing machine, white gloss door to useful storage cupboard, anthracite vertical radiator, louvre doors to Lounge, two uPVC and double-glazed windows to rear, white gloss floor to Rear Lobby.

## Rear Porch

Tiled flooring, smooth ceiling with spotlights, radiator, uPVC and double-glazed window to rear, uPVC and double-glazed door to rear.

## Landing

Carpet as laid, textured ceiling, white gloss door to Bathroom, white gloss doors to Bedrooms, white gloss door to cupboard housing 'Baxi' combi-boiler, loft access.

## Bathroom (6' 8" x 5' 9") or (2.02m x 1.75m)

Linoleum flooring, tiled walls, hygienically clad ceiling, panel-enclosed bath with 'Triton' electric shower over, pedestal wash hand basin, WC, radiator, uPVC and obscured double-glazed window to rear.

## Bedroom 1 (10' 11" x 10' 8") or (3.32m x 3.26m)

Carpet as laid, textured ceiling, white gloss door to built-in wardrobe, radiator, two uPVC and double-glazed windows to rear.

## Bedroom 2 (12' 10" x 10' 11") or (3.92m x 3.34m)

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

## Bedroom 3 (8' 8" x 6' 8") or (2.65m x 2.02m)

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

## Front of property

Steps leading to courtyard and lawned area.

## Rear Garden

Level paved pathway and seating area flanked with lawn all within boundary fencing. Pedestrian gate to rear path.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

## Tenure

We are informed that the tenure is Freehold

## Council Tax

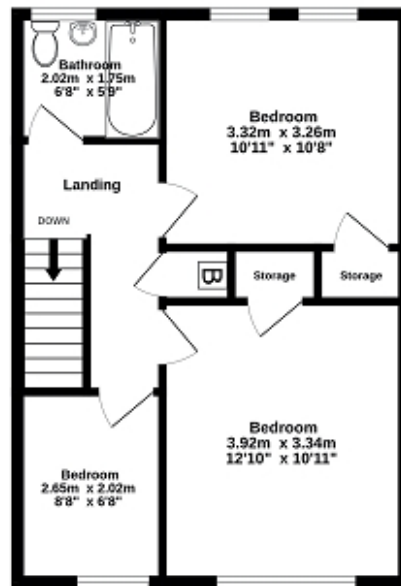
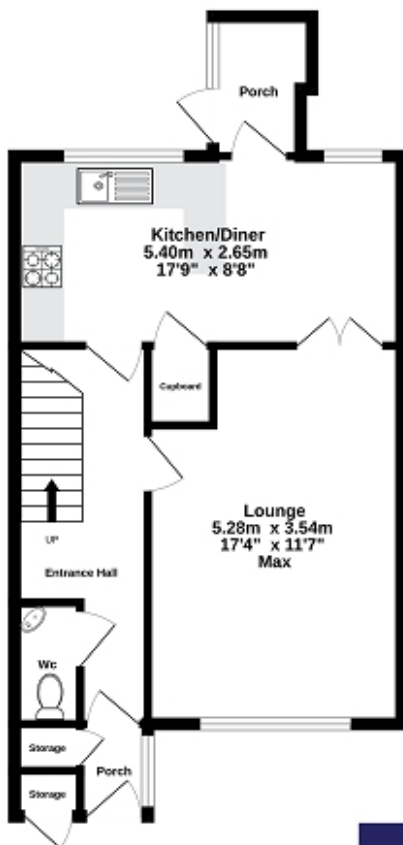
Band A





Ground Floor  
47.8 sq.m. (514 sq.ft.) approx.

1st Floor  
42.8 sq.m. (461 sq.ft.) approx.



TOTAL FLOOR AREA : 90.6 sq.m. (975 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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 Microplan 1/20/24



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.*