



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Clos Bronwydd Ebbw Vale

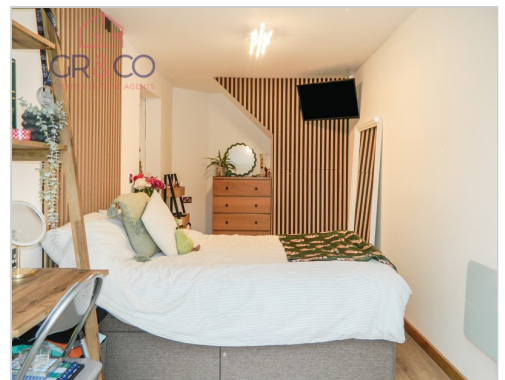
£250,000



- Modern Three Storey Family Home
- Four Well Appointed Bedrooms
- Modern Fitted Kitchen / Diner With French Doors
- Bathrooms, Master Ensuite & Guest W/C
- Spacious Lounge With Juliette Balcony
- Westerly Facing Rear Garden
- Garden Room With Bar
- Driveway Parking For 2 Cars Plus E/V Charger
- Sought After Area Close To Amenities
- EPC: C | Council Tax: D | Tenure: Freehold

Ref: PRA11084

Viewing Instructions: Strictly By Appointment Only



General Description

This beautifully presented four-bedroom semi-detached family home is situated in a desirable area to the north of Ebbw Vale town. The property offers spacious and versatile living across three floors, a delightful west-facing rear garden, and driveway parking with E/V charger.

The accommodation briefly includes an inviting entrance hall that provides access to a double bedroom with French doors, a guest WC, and stairs leading to the first floor. On the first floor, you'll find a spacious lounge featuring a beautiful 'Juliette' balcony, as well as a modern kitchen equipped with glossy grey cabinetry, integrated appliances, and a bespoke island that includes storage and a wine fridge. French doors connect the kitchen to the rear garden, making it ideal for socialising and alfresco dining.

On the second floor, you'll find a well-appointed master bedroom complete with an ensuite shower room. Additionally, there are two more double bedrooms and a family bathroom, completing the internal living space.

****Outside****

The property features off-street parking for two cars via a private driveway. At the rear, there is a lovely west-facing garden that includes a paved patio, a designated BBQ area, a level lawn, and a fantastic garden room with a bar—perfect for enjoying the summer months.

****Location****

This property is nestled in a sought-after area to the north of Ebbw Vale, offering easy access to the A465 link road, which connects to Cardiff, Abergavenny, and beyond. Ebbw Vale is rich in history and borders the Bannau Brycheiniog (Brecon Beacons) National Park, providing beautiful countryside walks right on your doorstep. The town features a variety of supermarkets, including Tesco, Morrisons, and Aldi, and is served by several schools for all ages, as well as a wide range of leisure and shopping amenities. Further boosting the town's accessibility, there is a bus station and two local train stations that offer regular direct routes to the cities of Newport and Cardiff.

Overall, this property would make a fantastic family home. Contact Greg Roberts & Co Estate Agents today to arrange a viewing!

Accommodation

Entrance

Open porch with white gloss door to Storage Cupboard, composite and obscured double-glazed door into Entrance Hall.

Entrance Hall

Tiled flooring, textured ceiling, radiator, white gloss door to Bedroom 1, white gloss door to useful storage cupboard, white gloss door to WC.

Bedroom 1

Laminated flooring, smooth ceiling, electric radiator, storage cupboard, uPVC and double-glazed patio doors to front.

Downstairs WC

Tiled flooring, textured ceiling, radiator, wash hand basin with vanity unit beneath, W/C, carpeted stairs to first floor.

Landing

Laminated flooring, textured ceiling, white gloss door to kitchen, white gloss door to Lounge, carpeted stairs to second floor.

Kitchen / Diner

Laminated flooring, smooth ceiling with spotlights, range of grey gloss base and wall units, integrated 5 hob electric stove with extractor fan over, integrated double oven, integrated washing machine, separate breakfast bar housing integrated wine fridge and storage units, uPVC and double-glazed patio doors to rear.

Lounge

Laminated flooring, textured ceiling, two radiators, double white gloss door to storage cupboard, uPVC and double-glazed window to front, uPVC and double-glazed 'Juliette' balcony.

Landing

Carpet as laid, textured ceiling, white gloss doors to Bedrooms, white gloss door to Bathroom.

Master Bedroom

Carpet as laid, textured ceiling, two radiators, 2x uPVC and double-glazed windows to front.

En Suite

Tiled flooring, tiled walls, textured ceiling with extractor fan, single shower enclosure with mains shower over, wash hand basin with vanity unit beneath, WC, radiator, uPVC and obscured double-glazed window to side.

Bedroom 3

(Currently used as a Dressing Room): Laminated flooring, textured ceiling, radiator, uPVC and double-glazed window to front.

Bedroom 4

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

Family Bathroom

Tiled flooring, tiled walls, textured ceiling with extractor fan, panel enclosed bath with mains shower over, wash hand basin with vanity unit, WC, radiator, uPVC and obscured double-glazed window to side.

Rear Garden

Patio seating area leading to level lawn, all within boundary fencing.

Garden room

Laminated flooring, smooth ceiling with spotlights, two patio doors, electric radiator, small bar area.

Outside/Front

Off road parking for 2 cars. E/V charger.

Services

Mains electricity, mains water, mains gas, mains drainage

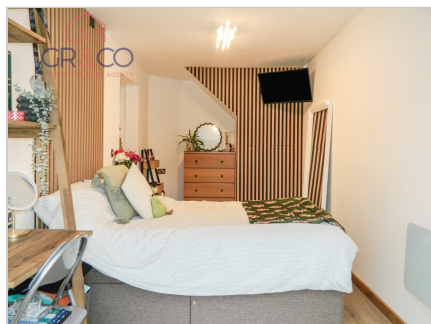
EPC Rating:78

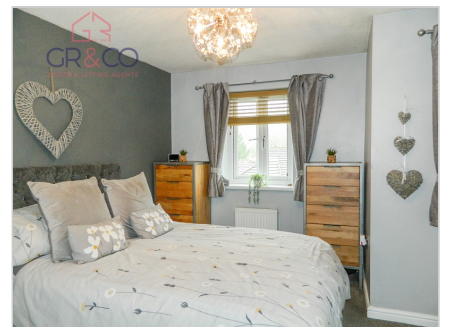
Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



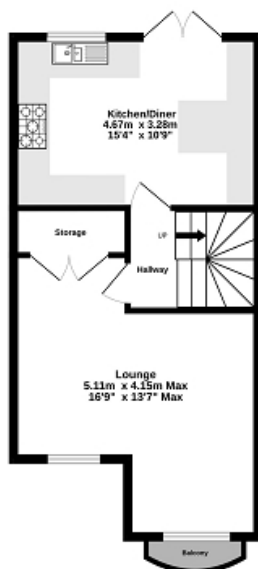




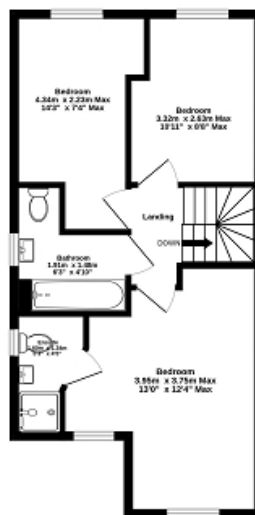
Ground Floor
23.1 sq.m. (248 sq.ft.) approx.



1st Floor
42.7 sq.m. (460 sq.ft.) approx.



2nd Floor
41.5 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA: 106.3 sq.m. (1144 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 misstatement. 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.