

**Badminton Grove  
Ebbw Vale**

**Guide Price £270,000 to £280,000**



- Spacious Semi-Detached Home In Sought After Location
- Three Double Bedrooms Plus Large Loft Room
- Bay Fronted Lounge With Doors To Garden
- Driveway Parking & Detached Garage
- Dual Aspect Kitchen / Diner
- Walking Distance Of Schools & All Amenities
- Front, Side And Rear Gardens
- Oak Doors And Herringbone Flooring
- First Floor Bathroom Plus Ground Floor W/C
- EPC: D | Tenure: Freehold | Council Tax: C

**Ref: PRA11015**

Viewing Instructions: Strictly By Appointment Only

## General Description

\*\*\* GUIDE PRICE - £270,000 to £280,000 \*\*\* A splendid and endlessly spacious semi-detached family home with over 1660 square foot of living space arranged over three floors in addition to gardens, garage and double driveway parking, all nestled within a desired corner plot in a sought after area.

### \*\*VIDEO TOUR AVAILABLE\*\*

Step through the welcoming red entrance door, through the porch, to the beautiful hallway with warm oak doors and herringbone flooring which immediately sets the tone. On the right, a generously sized dual-aspect reception room with direct access to the garden provides ample space to relax and socialise. The rear well appointed kitchen/diner features oak cabinetry, a beautiful range cooker all complemented by a bespoke dresser. Completing the ground floor is a useful WC and a built in storage cupboard.

Upstairs, all three of the bedrooms are impressive doubles ranging from 152 to a huge 161 square feet. A contemporary three piece shower room completes the first floor. To the third floor is an impressive and generously sized loft room which is flooded with natural light and offers ample storage in the surrounding eaves. Further benefits include a new roof that was installed approx. 4 years ago.

### OUTSIDE

Beautiful brick paved pathways lead you from the gated entrance and driveway to the front door and side access. The front garden houses a range of established shrubs and a beautiful feature magnolia tree all flanked by a border brick wall. The paved driveway provides parking for two vehicles with additional parking within the detached garage. The rear garden features a porcelain paved patio, lawned area and a timber deck - a perfect space for enjoying the outdoors. An outdoor storage shed and W/C are connected to rear of the garage.

With all the space and nature on your doorstep, this is a superb family home and a splendid mix of town and country.

### SITUATION

Nestled in a sought after location to the North of Ebbw Vale with ease of access to the A465 link road for routes to Cardiff, Abergavenny and beyond. Ebbw Vale is steeped in history and bounds the Bannau Brycheiniog (Brecon Beacons) National Park to the North and offers beautiful countryside walks on your doorstep. The town also offers a range of supermarkets to include Tesco, Morrisons and Aldi, and is served by several schools for all ages and has a comprehensive range of leisure and shopping amenities. The town further benefits from a bus station and two local train stations offering regular direct routes to the cities of 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.

Broadband | Standard, Superfast and Ultrafast broadband is available. Please make your own enquiries via OFCOM.

Mobile | O2 - Likely indoor coverage - EE, Three, O2 and Vodafone - Likely outdoor coverage. Please make your own enquiries via OFCOM.

### 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 double-glazed door into Internal Porch.

### Internal porch

Tiled flooring, smooth ceiling, oak and glazed door into Entrance Hallway.

### Entrance Hallway (10' 11" Max x 5' 08" Max) or (3.33m Max x 1.73m Max)

Oak herringbone flooring, smooth ceiling, oak door to Reception Room One, oak door and glazed door to Kitchen, oak door to W/C, carpeted stairs to first floor.

### Lounge (24' 6" x 12' 3") or (7.46m x 3.74m)

Oak herringbone flooring, papered ceiling, two radiators, wall hung electric fire, uPVC and double glazed bay window to front, uPVC and double glazed sliding doors to rear.

## **Kitchen / Diner (18' 9" x 11' 3" Max) or (5.71m x 3.44m Max)**

Porcelain tiled flooring, smooth ceiling with spotlights, range of oak base and wall units, composite sink, gas range oven with 7 burner hob and extractor fan over, space for fridge-freezer, space for washing machine, integrated dishwasher, bespoke cabinet unit, radiator, uPVC and double-glazed window to side, uPVC and double glazed window to rear, uPVC and double glazed door to side.

## **Downstairs WC**

Tiled flooring, smooth ceiling with spotlights, pedestal wash hand basin, W/C, radiator, uPVC and obscured double glazed window to side.

## **Landing**

Carpet as laid, smooth ceiling, radiator, oak doors to Bedrooms, oak door to Bathroom, oak and glazed door to carpeted stairs to Loft Room, uPVC and double glazed window to side.

## **Bedroom 1 (12' 4" x 12' 3") or (3.75m x 3.73m)**

(Currently used as office) - Carpet as laid, textured ceiling, built-in wardrobes, radiator, uPVC and bay fronted double glazed window to front.

## **Bedroom 2 (13' 11" x 12' 3") or (4.24m x 3.74m)**

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

## **Bedroom 3 (15' 7" x 11' 4") or (4.75m x 3.45m)**

Carpet as laid, papered ceiling, radiator, uPVC and double glazed window to rear.

## **Loft Room (15' 5" x 12' 11") or (4.69m x 3.93m)**

Carpet as laid, smooth ceiling with spotlights, radiator, two Velux windows to rear, multiple doors to under eaves storage.

## **Front of property**

Brick paved pathway to entrance and side of property with lawn and established shrubs, all within boundary walls.

## **Rear Garden**

Porcelain tiled patio with steps leading to lawned and decked areas, housing outbuildings and garage.

## **Garage (18' 6" x 9' 5") or (5.63m x 2.87m)**

Detached block built garage with roll top door, corrugated roof, electric supply and side access.

## **Services**

Mains electricity, mains water, mains gas, mains drainage

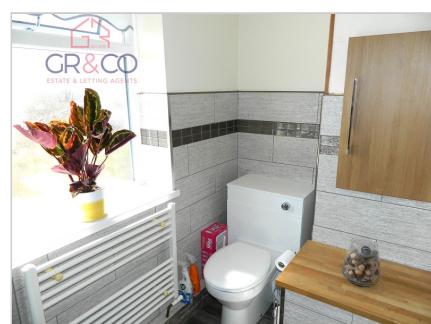
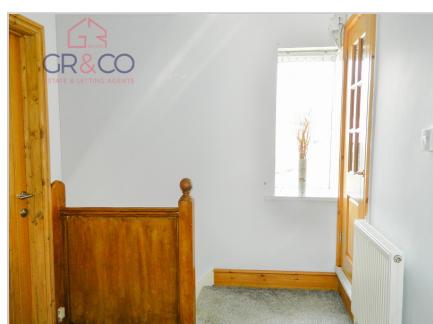
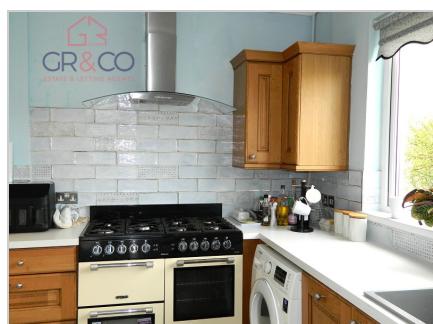
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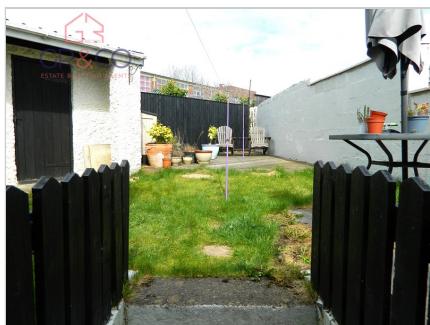
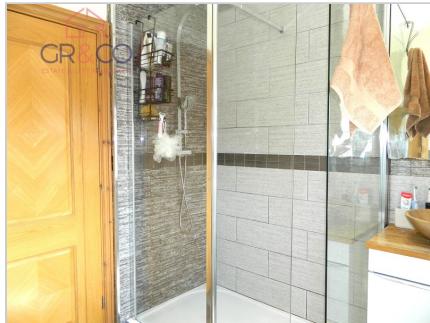
## **Tenure**

We are informed that the tenure is Freehold

## **Council Tax**

Band C



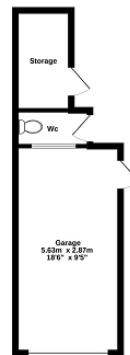
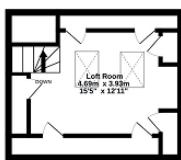
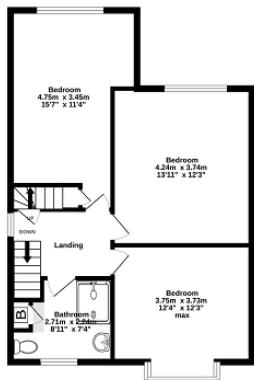
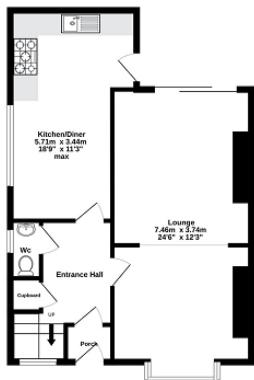


Ground Floor  
96.7 sq.m. (1041 sq.ft.) approx.

1st Floor  
96.7 sq.m. (1041 sq.ft.) approx.

2nd Floor  
15.4 sq.m. (166 sq.ft.) approx.

2nd Floor  
22.2 sq.m. (239 sq.ft.) approx.



TOTAL FLOOR AREA: 154.5 sq.m. (1663 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. Prospective buyers and tenants should be advised that these particulars 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.