



Estate Agents

Taylor & Co

Abergavenny

Orchard Street

Brynmawr, Ebbw Vale NP23 4ET

Asking Price

£99,950

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Brynmawr, Ebbw Vale, NP23 4ET

Two bedroomed end of terrace family home | Living room | Modern kitchen / diner | Rear lobby opening into the garden
First floor white shower suite | Easy to maintain rear garden with seating area
No-through road setting close to town centre and out of town shopping facilities | On street parking
Primary & secondary schools available in the vicinity | Rail stations at Abergavenny & Ebbw Vale | Good road connectivity
CHAIN FREE

This two bedroomed end of terrace family home is the perfect first time buy or investment purchase. Offered to the market CHAIN FREE, this well presented home has a spacious and modern kitchen / diner, a living room with decorative fireplace, and a contemporary first floor shower suite serving the two bedrooms. Sitting in a convenient position in a no-through road, this home has great connectivity to shops and amenities, enjoying good access to the town centre, high street shops, the road network, plus rail links in Ebbw Vale. The garden is arranged for ease of maintenance with an area for seating and side access from the front, and for car owners, parking is available on-street.

SITUATION | The property is situated within a no-through road on the northern fringe of the town of Brynmawr and being located just off the A465 Heads of the Valley network road, has excellent access to major road links in all directions, including to Swansea and West Wales. For travel by rail, there are railway stations at Ebbw Vale and Abergavenny providing routes to Cardiff and Newport. The town centre of Brynmawr has a rich industrial heritage and is located just south of the Bannau Brycheiniog - Brecon Beacons - National Park. Brynmawr has been the subject of major investment in more recent years with improvements in infrastructure and a new out of town retail park including a large Asda superstore and a Lidl Hypermarket. The town provides schooling for both primary and secondary age children and there are minor injury hospitals located in both Ebbw Vale and Abergavenny.

ACCOMMODATION

LIVING ROOM | Entered from the front via a upvc glazed door, double glazed window to the front, fireplace with wooden mantle surround and cast iron decorative fire within, cupboard housing meters and consumer unit, laminate flooring, radiator. Leading to:

KITCHEN / DINER | Fitted with a range of modern units in a cream gloss finish with laminate worktops over and tiled splashbacks, inset composite sink and drainer unit, four ring electric hob with oven beneath and extractor hood above, space and plumbing for washing machine and dishwasher, space for full height fridge/freezer, double glazed window to the rear aspect overlooking garden, space for table and chairs, laminate flooring. Door to:

REAR LOBBY | Double glazed upvc door and window to the rear opening into the garden, tiled floor, part tiled walls.

FIRST FLOOR LANDING | Doors off to bedrooms and shower room, loft access.

BEDROOM ONE | Double glazed window to the front aspect, radiator.

BEDROOM TWO | Double glazed window to the rear aspect, in-built cupboard housing Ideal combination boiler, radiator.

SHOWER ROOM | Fitted with a white suite to include a step in shower cubicle with sliding doors and rain drop shower head within as well as a separate hand held shower attachment, lavatory, wash hand basin with drawers beneath and light up mirror above, vinyl flooring, part tiled walls, extractor fan, ladder towel radiator, frosted double glazed window to the side.

OUTSIDE

REAR GARDEN | Courtyard garden with paved seating area directly outside and another seating area in the top corner, remainder is laid with stone chippings, side access which neighbouring property has a right of way. Enclosed with stone walling and timber fencing, outside water tap.

GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Mains water, drainage, electric and gas are connected to the property.

Council Tax | Band A (Blaenau Gwent County Council)

EPC Rating | Band D

Flood Risk | No flood risk from rivers or surface water according to Natural Resources Wales.

Covenants | The property is registered with HMLR, Title Number WA637877. There are no restrictive covenants associated with the property, for further details, speak to the Agent.

Local planning developments | The Agent is not aware of any planning developments in the area which may affect this property. Refer to Blaenau Gwent Planning.

Broadband | According to Openreach, fibre is available to the cabinet, and copper broadband available in the area.

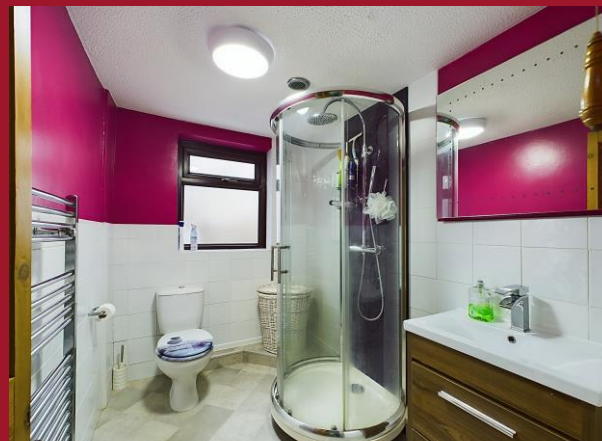
Mobile network | According to Ofcom, EE & Three have outdoor availability, limited Vodafone & O2 indoor coverage

Viewing Strictly by appointment with the Agents

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