



Estate Agents

Taylor & Co

Abergavenny

Worcester Street

Brynmawr, Ebbw Vale NP23 4JP

Asking Price  
£175,000



# Worcester Street

Brynmawr, Ebbw Vale, Blaenau Gwent NP23 4JP

Generously proportioned three bedroomed end of terrace family home in an ultra convenient position close to the high street  
Spacious dual aspect lounge / diner | Dual aspect kitchen / breakfast room with contemporary units | Utility room  
Large modern first floor bathroom with fitted bathroom furniture, plus ground floor cloakroom  
Bonus carpeted loft room with skylight windows, heating and eaves storage | No connected chain & neutral décor throughout  
Covered side access | Two substantial part stone outbuildings | Lawned rear garden | Residents' parking available on street

**This generously proportioned three bedroomed end of terrace family home occupies an ultra-convenient position within walking distance of the high street, retail park and town services. Renovated by the current owners in 2020, this super home is presented with a contemporary presentation and neutral décor throughout and benefits from replacement windows, an electrical upgrade, annual servicing of its 5 year old boiler, fitted smoke and carbon monoxide alarms; plus, a new kitchen, first floor bathroom suite and ground floor cloakroom installed at purchase.**

Arranged over three floors, this home offers flexible living spaces and despite its renovation, the opportunity to add greater value through the restoration of the two substantial outbuildings in the garden at the rear of the property. Being accessed independently of the house through a secure covered side passage, the outbuildings are a useful and unusual addition for hobby enthusiasts, and they also offer the potential for conversion to residential living spaces, home working or even a personal gym, subject to the necessary consent. Internally this larger than average home has a dual aspect lounge/diner, a kitchen/breakfast room with a utility room adjoining, plus three good size first floor bedrooms which are served by a bathroom and a cloakroom. Of particular interest to buyers who are seeking supplementary space, the loft is accessed by a fixed staircase and has been carpeted with two skylight windows added, together with heating and a power supply, making this element of this house a useful bonus addition to the property.

**SITUATION** | This family home is situated within walking distance of the high street shops and services and given the town's geographical position 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, Abergavenny and Cardiff. The town centre 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 which are just a short distance away. The town provides schooling for both primary and secondary age children and there are minor injury hospitals located in both Ebbw Vale and Abergavenny. For longer distance travel by rail, there are railway stations at Ebbw Vale and Abergavenny providing routes to Cardiff, Newport, Hereford and Manchester.

## ACCOMMODATION

**ENTRANCE LOBBY** | A composite part glazed entrance door with picture window above opens into the entrance lobby with a panelled door opening into:

**DUAL ASPECT LOUNGE / DINER** | A spacious reception room enjoying a dual aspect with double glazed windows to both the front and rear aspects,

attractive decorative fireplace with an impressive wood lintel over a slate hearth and brick interior, central staircase to the first floor with a partly glazed balustrade enabling the light to filter between the reception spaces, two radiators, electricity consumer unit, fitted cupboard housing gas meter. A step leads from this reception room into:

**DUAL ASPECT KITCHEN / BREAKFAST ROOM** | Fitted with a range of contemporary cabinets with a flush door finish with complementary brushed chrome door furniture, contrasting wood style laminate worktops with tiled splashbacks incorporating a breakfast bar seating area, inset sink unit, inset four ring hob with extractor hood above and oven beneath, space for dishwasher and fridge/freezer, double glazed skylight, double glazed door opening into the garden, double glazed windows to both sides of the kitchen, radiator, ceiling spotlights, wood style flooring. Door to:

**UTILITY ROOM** | Fitted worktop with tiled splashback, space for washing machine, double glazed window to the side aspect, radiator, continued wood style flooring. Door to:

**GROUND FLOOR CLOAKROOM** | Lavatory, wash hand basin in vanity unit, extractor fan, radiator, continued wood style flooring.

## FIRST FLOOR

**LANDING** | Staircase to the loft room.

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

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

**BEDROOM THREE** | Double glazed window to the rear aspect, radiator.

**BATHROOM** | Fitted with a modern white suite to include a panelled bath with thermostatic shower mixer over and glass shower screen, lavatory, wash hand basin fitted in a vanity unit with illuminated mirror above, frosted double glazed window, extractor fan, radiator, airing cupboard housing Baxi boiler (installed 2020).

## **SECOND FLOOR**

### **SMALL LANDING AREA WITH DOOR TO:**

**LOFT ROOM WITH A-FRAME CEILING** | Whilst this room does not have the required consent in place to be described as a bedroom, it is a highly useable bonus space with a fixed staircase from the first-floor landing leading to the loft area and a door to the stairwell. There are two Velux skylight windows, a radiator, carpeted floor and eaves storage cupboards to either side.

## **OUTSIDE**

The property is pavement fronted with gated access to the rear of the property providing a useful covered space to the side of the property. **Buyer Note** | The neighbouring property has a right of way over the path to the side passage.

**REAR GARDEN** | A pathway links the side of the house to a stone wall enclosed lawned garden.

The property includes two outbuildings suitable for a variety of purposes which are brick front faced with stone walling to the rear and sheeted roofs comprising:

**OUTBUILDING ONE** | Door opening, double glazed window, concrete floor, sink unit, power (not tested).

**OUTBUILDING TWO** | Door opening, vaulted ceiling, exposed stone walling, part brick/part stone flooring, power (not tested).

## **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 house.

**Council Tax** | Band B (Blaenau Gwent Borough Council) **EPC Rating** | Band D

**Parking** | On street residents' parking

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

**Covenants** | The property is registered with HMLR, Title Number CYM809541. There are no restrictive covenants associated with the property, for further details, speak to the Agent.

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

**Broadband** | According to Openreach, fibre is connected to the cabinet in this area plus a copper wire connection is also available.

**Mobile network** | According to Ofcom there is likely indoor coverage for some network providers.

**Viewing Strictly by appointment with the Agents**  
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## **GARDEN**



**Reference** AB465









# Floorplan

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Taylor & Co

Abergavenny



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Reduced headroom

204 ft<sup>2</sup>

18.9 m<sup>2</sup>

These particulars have been compiled with reference to our obligations under THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024: Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.