

# CHRISTIE

R E S I D E N T I A L



## Ysgubor Fach, Coalbrook Vale, Ebbw Vale, NP23 4QQ

Charming 3/4 bedroom detached home on a 0.28-acre hillside plot with stunning views, spacious living areas, character features, flexible reception room, en-suite, large garden, ample parking, and garage - ideal for family living in a peaceful rural setting.

- Detached House
- 3/4 Bedrooms
- Hillside Location
- Large Kitchen & Utility
- Living & Dining Rooms
- En-Suite & Family Bathroom

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Price	£399,950
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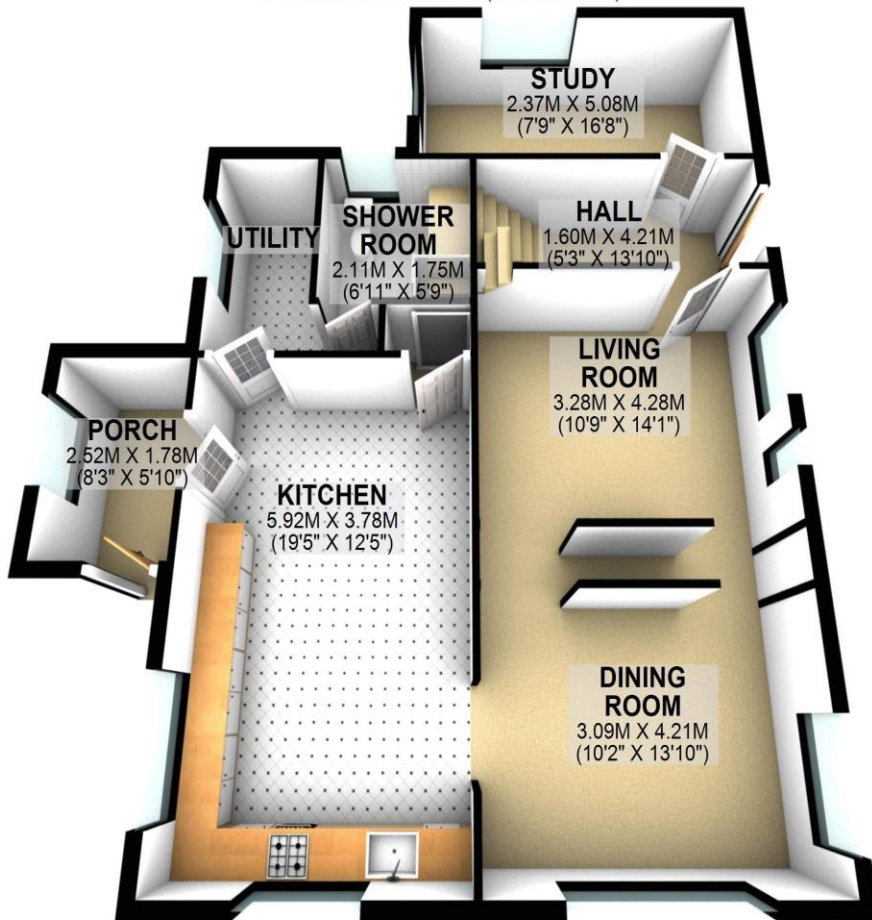
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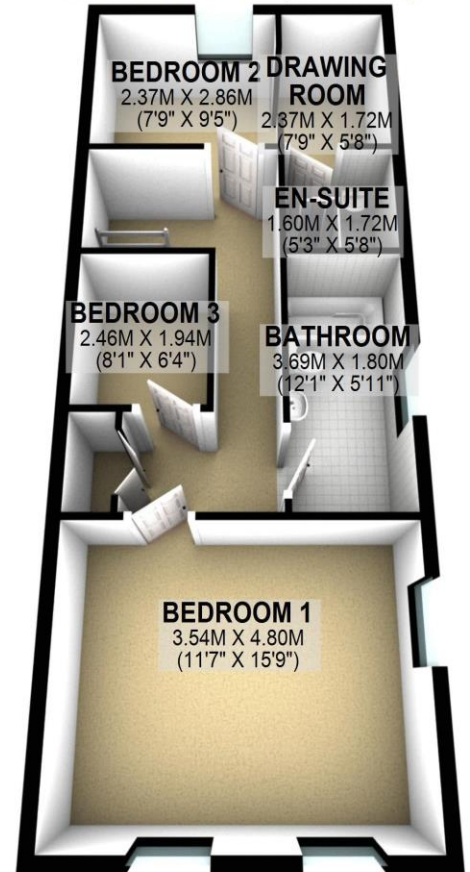
## GROUND FLOOR

APPROX. 91.1 SQ. METRES (980.2 SQ. FEET)



## FIRST FLOOR

APPROX. 55.5 SQ. METRES (597.0 SQ. FEET)



TOTAL AREA: APPROX. 146.5 SQ. METRES (1577.2 SQ. FEET)



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## About this property

Set on a generous 0.28-acre hillside plot with beautiful views of the surrounding countryside, this charming 3/4 bedroom detached home blends character and space, having been thoughtfully extended from its origins as a traditional stone cottage. The ground floor features a large kitchen with separate utility room, a spacious living and dining area with period charm including a striking stone fireplace and log-burning stove, and an additional reception room that offers flexible use as a fourth bedroom, study, or snug. Upstairs, there are three bedrooms—two doubles (one with a dressing area and en-suite shower room) and a single with a Velux window - alongside a large family bathroom. Outside, the property enjoys wraparound gardens mainly laid to lawn, ample driveway parking, and a detached garage, making it an ideal family home in a peaceful rural setting.

## About the location

Coalbrookvale is nestled in the South Wales Valleys, between the towns of Blaina and Brynmawr. Just a short distance from Brynmawr town centre, residents enjoy convenient access to local shops, supermarkets, and essential amenities. The area is well-served by schools and offers a variety of scenic walking trails, including the picturesque Beaufort Ponds. For commuters, Coalbrookvale benefits from excellent road links to the M4 and A465 (Heads of the Valleys Road). Additionally, a direct rail connection to Cardiff is available from the nearby Ebbw Vale station, making it an ideal location for both local living and city access.

## Directions

Please use what3words to locate this property. The location is reader.spout.label

## USEFUL information

COUNCIL TAX: Band E. The local authority is Blaenau Gwent Council – 01495 311556

**SERVICES:** We understand that there is an oil fired central heating system. Mains electricity & water are connected to the property. Drainage is via a septic tank. Superfast broadband is available (provided by Openreach) with an estimated maximum speed of 35 Mbps. For information on mobile coverage please use Ofcom's 'mobile and broadband checker'.

**TENURE:** We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

**VIEWING:** Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.

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Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither Christie Residential nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, Christie Residential have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via Christie Residential, as owners' agents.