



**Blue Lake Close,  
Ebbw Vale NP23 6FD**

- EPC Rating: B
- Council tax D
- Underfloor heating to hallway, downstairs toilet and kitchen diner.
- Quartz worktops to kitchen and island
- Dual nest heating system - upstairs & downstairs





## About The Property

As you enter the property, you are greeted by a stunning entrance hall followed by a reception room, which is a true showcase of modern living. It boasts a media wall and a stunning 2.4m Evonic fire, setting the perfect backdrop for cosy, family nights in.

The home offers a single, open-plan kitchen and diner equipped with numerous high-end features. The kitchen island serves as an ideal hub for family gatherings and quick meals. The clever incorporation of a utility room offers additional storage and convenience. Adding to the luxury, the kitchen offers underfloor heating and exquisite quartz worktops. A large mirror feature wall is a special touch that enhances the natural light in the room.

The property boasts four bedrooms, the fourth of which has built-in wardrobes, offering ample storage space. There's a family bathroom, tastefully upgraded with a modern shower and a mirror wall, adding a touch of elegance.

## Accommodation

Property Ref:EBV100588 - 0004

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.