



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Alexandra Street  
Ebbw Vale  
NP23

£175,000



- Spacious Four Bed Family Home
- Two Well-Appointed Reception Rooms
- Fitted Kitchen / Breakfast Room
- Separate Utility Room
- Spacious Double Garage With Electric Door
- First Floor Contemporary Bathroom
- Low Maintenance Rear Garden With Views
- Basement Storage Space
- Central Location | Close to Amenities
- EPC: C | Council Tax: B | Tenure: Freehold

Ref: PRA11112

Viewing Instructions: Strictly By Appointment Only

## General Description

Discover this surprisingly spacious and well-proportioned four-bedroom terraced home, featuring two reception rooms, ample storage, a rear garden, and a double garage, all situated in a convenient central location.

This property features four spacious bedrooms, providing plenty of accommodation. Upon entering, you are greeted by a welcoming hall that leads to two large reception rooms, ideal for relaxation and entertaining. The home showcases original mosaic tiles and a charming feature fireplace.

The generously sized kitchen and breakfast room offer a practical space for family meals, and the separate utility room adds convenience to daily living. Upstairs, the four bedrooms share a modern family bathroom suite.

### **\*\*Outside\*\***

Step into the rear garden, which is low maintenance and includes a paved patio area, perfect for outdoor dining and enjoying views. Additionally, the property benefits from basement storage and a double garage with an electric door, offering off-road parking as well as extra storage or hobby space.

### **\*\*Situation\*\***

Nestled in the beautiful Ebbw Fawr valley - meaning "Valley of the Wild Horse" in Welsh, the town of Ebbw Vale is in the heart of Blaenau Gwent in South Wales. The property is ideally located in central Ebbw Vale with excellent transport links. Ebbw Vale is rich in history and borders the Bannau Brycheiniog (Brecon Beacons) National Park to the north, providing beautiful countryside walks right on your doorstep. The town hosts a variety of supermarkets, including Tesco, Morrisons, and Aldi, and is served by several schools for all ages, as well as a comprehensive range of leisure and shopping amenities.

### **\*\*Additional Information\*\***

EPC Rating | C

Council Tax Band | B (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.

### AGENTS NOTE

#### **\*\*Consumer Protection from Unfair Trading Regulations 2008\*\***

Whilst every effort has been made to ensure 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

uPVC and obscured double-glazed door into Entrance Hall.

### Entrance Hall

Mosaic tiled flooring, doors to Dining Room, Lounge and Kitchen, radiator, carpeted stairs to first floor.

### Dining Room (13' 0" x 11' 0") or (3.97m x 3.35m)

Exposed wood flooring, smooth ceiling, original fireplace, uPVC and double-glazed window to front, radiator.

### Lounge (11' 9" x 11' 0") or (3.59m x 3.35m)

Carpet as laid, smooth ceiling, radiator, sash window to Utility Room.

### Kitchen/Breakfast Room (18' 10" Max x 10' 2" Max) or (5.74m Max x 3.09m Max)

Tiled flooring, textured ceiling, cream fitted base and wall units, Belfast style sink, space for cooker with extractor fan over, space for dishwasher, cupboard housing wall-mounted 'Ferrolì' combi-boiler, radiator, uPVC and double-glazed window to rear, uPVC and double-glazed window to Utility Room, uPVC and double-glazed door to Utility Room.

### Utility Room

Tiled flooring, perpex roofing, fitted units with space for washing machine and dishwasher, uPVC and double-glazed door to rear.

## Landing

Carpet as laid, textured ceiling, doors to Bedrooms, door to Bathroom, loft access, radiator.

## Bedroom 1 (14' 7" x 8' 11") or (4.44m x 2.73m)

Carpet as laid, smooth ceiling, radiator, uPVC and double-glazed window to front.

## Bedroom 2 (10' 7" x 8' 6") or (3.23m x 2.58m)

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

## Bedroom 3 (10' 0" x 7' 9") or (3.06m x 2.35m)

Laminated flooring, textured ceiling, radiator, uPVC and double-glazed window to rear.

## Bedroom 4 (11' 4" x 7' 0") or (3.46m x 2.14m)

Laminated flooring, radiator, built-in wardrobe, uPVC and double-glazed window to front.

## Bathroom

Tiled flooring, tiled walls, smooth ceiling with spotlights, panel enclosed bath with mains shower over, wash hand basin with vanity unit beneath, WC, chrome vertical radiator, extract fan, two uPVC and obscured double-glazed windows to side.

## Rear Garden

Steps leading to paved patio seating area with further steps to Garage. Doors to basement storage. Large secure storage shed.

## Garage (19' 4" x 17' 0") or (5.90m x 5.18m)

Double garage with concrete base, corrugated roof with electric up and over door, access to rear lane. Electric and water supply.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

## Tenure

We are informed that the tenure is Freehold

## Council Tax

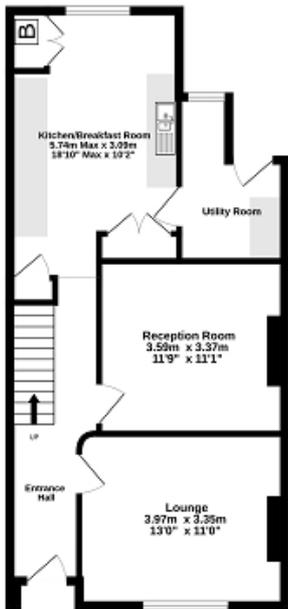
Band B





A dark blue banner with the GR&amp;CO logo, the text "ESTATE &amp; LETTING AGENTS", "EST 2010", "GR&amp;CO", "SALES &amp; LETTINGS", "MORTGAGES &amp; INSURANCE", "01495 723 265", and "www.gregrobertsandco.co.uk".

Ground Floor  
86.2 sq.m. (927 sq ft.) approx.



1st Floor  
52.8 sq.m. (568 sq ft.) approx.



TOTAL FLOOR AREA: 138.9 sq.m. (1495 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and 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.  
Made with Metropop ©2025



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.