

# Selling with us

## Property Details Approval Form

Nantlafarog, Reservoir  
Road, Beaufort, Ebbw Vale,  
Gwent, Wales, NP23 5PQ

**Date:** 26 March 2026

**Property Ref and Version:** EBV100904 - 0007

### Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

# Property details **approval form**

Nantlafarog, Reservoir Road, Beaufort, Ebbw Vale, Gwent, Wales, NP23 5PQ

**Date:** 26 March 2026     **Property Ref and Version:** EBV100904 - 0007

## Price

---

£310,000

Tenure: Freehold

## Key Features

---

- Detached Dormer Bungalow
- Four Bedrooms
- No Chain
- Detached Garage
- Multiple Outbuildings
- Large Conservatory
- Wonderful Plot and Aspect
- Viewing Comes Recommended
- EPC Rating: C

## Short Description

---

Spacious four-bedroom detached dormer bungalow set in a highly desirable location. Offering two reception rooms, fitted kitchen, ground floor WC/cloakroom, family bathroom and a large conservatory overlooking the gardens.

Externally benefitting from a detached garage and outbuildings.

## Long Description

---

Nestled in a highly desirable setting and offered to the market for the first time in many years, this spacious four-bedroom detached dormer bungalow presents a rare opportunity to acquire a much-loved family home.

The property offers generous and versatile accommodation, including two well-proportioned reception rooms, a fitted kitchen, a ground floor WC/cloakroom, family bathroom, and a large conservatory overlooking the gardens. With bedrooms arranged over both floors, the layout provides flexible living space ideally suited to growing families.

Externally, the home benefits from a detached garage and useful outbuildings with water and electricity connected. Further features include central heating throughout, a house alarm system, and a boarded loft with electricity. The generous gardens enjoy beautiful surrounding views, with a river flowing along the rear boundary, creating a peaceful and scenic backdrop.

With its substantial plot, adaptable layout and sought-after location, this property represents an exceptional long-term family home. Early viewing is highly recommended.

# Property details **approval form**

Nantlifarog, Reservoir Road, Beaufort, Ebbw Vale, Gwent, Wales, NP23 5PQ

**Date:** 26 March 2026      **Property Ref and Version:** EBV100904 - 0007

## Directions

---

## Agent Note

---

# Property details **approval form**

Nantlafarog, Reservoir Road, Beaufort, Ebbw Vale, Gwent, Wales, NP23 5PQ

**Date:** 26 March 2026      **Property Ref and Version:** EBV100904 - 0007

## Room Description

---

### Entrance Hall

Double opening front entrance doors, into central entrance hall with staircase rising to the first floor and access to principal ground floor rooms,

### Living Room

14' 4" x 12' 10" ( 4.37m x 3.91m )

Well-proportioned main reception room positioned to the front elevation, including access to conservatory offering generous space for lounge furnishings and everyday family living.

### Dining Room

14' 10" x 9' 6" ( 4.52m x 2.90m )

Spacious dining room ideal for formal dining and entertaining, with direct access to the conservatory.

### Kitchen

11' 6" x 7' 6" ( 3.51m x 2.29m )

Fitted with a range of wall and base units with work surfaces over and space for appliances.

### Additional Kitchen Area

9' 7" x 6' 1" ( 2.92m x 1.85m )

Useful secondary kitchen space providing additional preparation area and storage.

### Wc / Cloakroom

Fitted with low-level WC and wash hand basin.

### Bedroom 1

11' 7" x 9' 11" ( 3.53m x 3.02m )

Ground floor double bedroom positioned to the front of the property, offering flexibility for family living or guest accommodation.

### Conservatory

19' 9" x 15' 4" ( 6.02m x 4.67m )

Impressive and generously sized conservatory overlooking the rear garden, providing an excellent additional reception area with garden views.

### Bedroom 2

13' x 11' 9" ( 3.96m x 3.58m )

Well-proportioned bedroom, with front facing aspect, Ideal master bedroom.

### Bedroom 3

14' 7" x 7' 9" ( 4.45m x 2.36m )

Well-proportioned bedroom, ideal as a child's room, guest room or home office.

### Bedroom 4

10' x 7' 7" ( 3.05m x 2.31m )

Comfortable single bedroom suitable for a nursery, study or additional bedroom.

### Family Bathroom

11' 7" x 8' 6" ( 3.53m x 2.59m )

Fitted with bath, separate shower, wash hand basin and WC.

# Property details **approval form**

Nantlifarog, Reservoir Road, Beaufort, Ebbw Vale, Gwent, Wales, NP23 5PQ

**Date:** 26 March 2026      **Property Ref and Version:** EBV100904 - 0007

## Room Description

---

# Property details **approval form**

Nantlifarog, Reservoir Road, Beaufort, Ebbw Vale, Gwent, Wales, NP23 5PQ

**Date:** 26 March 2026      **Property Ref and Version:** EBV100904 - 0007

## Room Description

---

# Property details approval form

Nantlaffarog, Reservoir Road, Beaufort, Ebbw Vale, Gwent, Wales, NP23 5PQ

Date: 26 March 2026 Property Ref and Version: EBV100904 - 0007

## Property Images



# Property details approval form

Nantlifarog, Reservoir Road, Beaufort, Ebbw Vale, Gwent, Wales, NP23 5PQ

Date: 26 March 2026 Property Ref and Version: EBV100904 - 0007

## Property Images



# Property details **approval form**

Nantlifarog, Reservoir Road, Beaufort, Ebbw Vale, Gwent, Wales, NP23 5PQ

**Date:** 26 March 2026      **Property Ref and Version:** EBV100904 - 0007

## Property Images

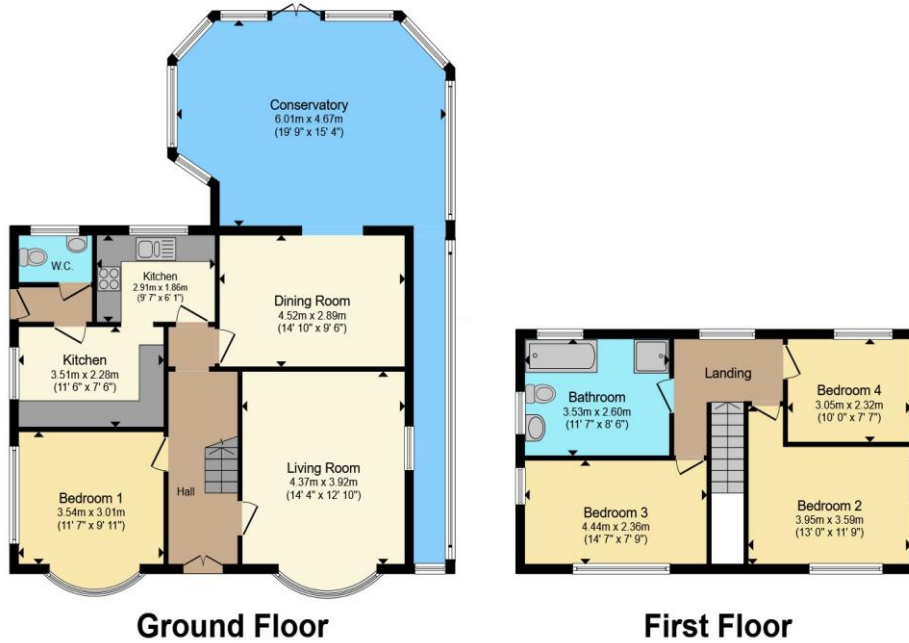


# Property details approval form

Nantlifarog, Reservoir Road, Beaufort, Ebbw Vale, Gwent, Wales, NP23 5PQ

Date: 26 March 2026 Property Ref and Version: EBV100904 - 0007

## Floor Plan



Total floor area 157.1 m<sup>2</sup> (1,691 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Approval

Signature

Date

	Signature	Date
Keiron Cameron		
Mr R. Humphreys		