

**Y Nyth Eastville Road
Ebbw Vale**

£180,000



- Detached Property Nestled On Substantial Plot
- Picturesque Views Over Valley
- Single-Storey Living Accommodation
- Requires Modernisation
- Good Sized Kitchen/Breakfast Room
- Spacious Lounge/Diner
- Three Piece Bathroom With Separate W/C
- Garage + Driveway Parking
- No Forward Chain
- EPC: D | Council Tax: C | Tenure: Freehold

Ref: PRA11086

Viewing Instructions: Strictly By Appointment Only

General Description

Offered chain free and with great potential, Y Nyth is a single-storey detached property with gardens, driveway and garage set on a generous elevated plot enjoying exceptional views over the surrounding valley.

Internally, the home offers over 1130 square footage of living accommodation to include a spacious lounge/diner, a large fitted kitchen and two double bedrooms, all served by a bathroom with separate WC. Outside, the property benefits from driveway off-road parking, a single garage and an east-facing garden to the rear.

While the bungalow is in need of some improvement works, it presents a fantastic chance to modernise and put your own stamp on a property in a desirable location. Call to book your viewing today!

Situation

The property is ideally located in an elevated position a short distance south of the town of Ebbw Vale. The town is steeped in history and bounds the Bannau Brycheiniog (Brecon Beacons) National Park to the North and offers beautiful countryside walks on your doorstep. It further offers a range of supermarkets to include Tesco, Morrisons and Aldi, and is served by several schools for all ages and has a comprehensive range of leisure and shopping amenities. The town further benefits from a bus station and two local train stations offering regular direct routes to the cities of Newport and Cardiff.

ADDITIONAL INFORMATION

EPC Rating | D

Council Tax Band | C (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.

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.

Accommodation

Entrance

uPVC and double-glazed door into Porch.

Porch

uPVC and double-glazed windows all round. Hard wood and glazed door into L-shaped Entrance Hallway.

L-shaped entrance hallway

Sliding doors to storage, radiator, door to Living Room, door to Kitchen/Breakfast Room, doors to Bedrooms, door to Bathroom, door to WC, loft access.

Lounge / Diner (19' 10" Max x 11' 10" Max) or (6.05m Max x 3.60m Max)

Carpet as laid, textured ceiling, radiator, door to Kitchen. uPVC and double-glazed window to front, wall-mounted gas fire.

Kitchen/Breakfast Room (15' 2" x 11' 5") or (4.62m x 3.48m)

Carpet as laid, textured ceiling, radiator, range of base and wall units, tiled splashbacks, stainless steel sink and drainer, floor standing Worcester combi-boiler, space for fridge-freezer.

Bedroom 1 (13' 5" x 11' 7") or (4.08m x 3.54m)

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

Bedroom 2 (13' 5" x 11' 7") or (4.08m x 3.53m)

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

Bathroom (7' 8" x 7' 3") or (2.34m x 2.22m)

Carpet as laid, textured ceiling, panel-enclosed bath, corner shower unit with mains shower, pedestal wash hand basin, radiator, extractor fan, uPVC and obscured double-glazed window to rear.

WC

Carpet as laid, textured ceiling, radiator, WC, wash hand basin, uPVC and obscured double-glazed window to rear.

Integral Garage

Up and over door.

Front of property

Tiered garden mainly laid to lawn with driveway leading to integral garage.

Rear Garden

Tiered garden mainly laid to lawn with hardstand area.

Hardstand

Accessed at rear via gate.

Services

Mains electricity, mains water, mains gas, mains drainage

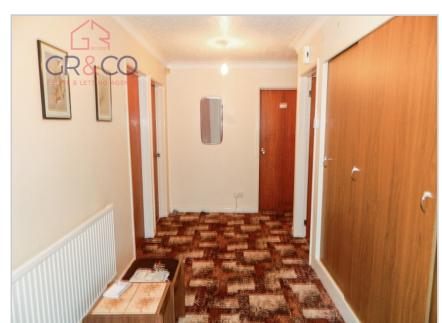
EPC Rating:61

Tenure

We are informed that the tenure is Freehold

Council Tax

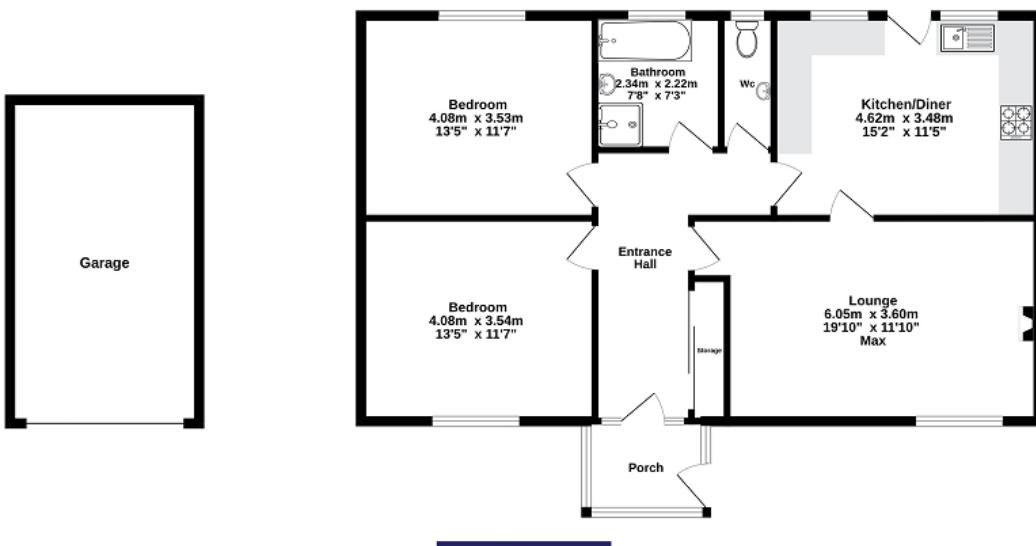
Band C





Basement
18.6 sq.m. (200 sq.ft.) approx.

Ground Floor
86.6 sq.m. (933 sq.ft.) approx.



 GREG ROBERTS & CO
ESTATE & LETTING AGENTS

TOTAL FLOOR AREA: 105.2 sq.m. (1133 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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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.