



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Birch Grove
Brynmaur
NP23

£150,000



- Modern Semi-Detached Home
- Beautiful Fitted Kitchen With Island
- Recently Refurbished & Move-In Ready
- Driveway Parking
- Two Double Bedrooms
- South-Facing Rear Garden With Access
- First Floor Modern Bathroom | Separate Utility Room
- Close To Town & Amenities
- EPC: D | Council Tax: A | Tenure: Freehold

Ref: PRA11110

Viewing Instructions: Strictly By Appointment Only

General Description

This recently refurbished two-bedroom semi-detached home is move-in ready and offers a fantastic opportunity for buyers looking for a stylish and hassle-free purchase, complete with driveway parking.

The beautifully designed fitted kitchen features a desirable central island, ideal for casual dining and entertaining. Additionally, a separate utility room provides valuable extra space for laundry and storage. At the front of the property, you'll find a welcoming entrance porch and a generously sized lounge, perfect for relaxation. Upstairs, there are two spacious double bedrooms and a modern first-floor bathroom, ensuring comfort and convenience for everyday living.

****Outside****

The south-facing rear garden, primarily paved, offers an ideal spot for soaking up the sunshine. This property also features driveway parking and is conveniently located near the town centre and local amenities.

****Additional Information****

EPC Rating | D

Council Tax Band | A (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 Porch

uPVC and obscured double-glazed door into Entrance Hall.

Entrance Hall

Laminated flooring, smooth ceiling, radiator, white gloss door to Lounge, carpeted stairs to first floor.

Lounge (14' 7" x 10' 5") or (4.45m x 3.18m)

Laminated flooring, smooth ceiling, one radiator, door to under stairs storage cupboard, door to Kitchen/Breakfast Room, uPVC and double-glazed window to front.

Kitchen/Breakfast Room (14' 7" x 8' 7") or (4.45m x 2.62m)

Laminated flooring, smooth ceiling, range of cream gloss base and wall units, tiled splashbacks and a stainless steel sink and drainer, integrated gas hob, electric oven with extractor fan over, space for fridge-freezer, freestanding island, radiator, door to useful storage cupboard, door to Utility Room, uPVC and double-glazed window to rear.

Utility Room (7' 9" x 5' 9") or (2.35m x 1.76m)

Laminated flooring, smooth ceiling, worktop with space for washing machine and tumble dryer underneath, wall-mounted combi-boiler (fitted 2026), radiator, composite and obscured double-glazed door to side, uPVC and double-glazed window to rear.

Landing

Carpet as laid, smooth ceiling, doors to Bedrooms, door to Bathroom.

Bedroom 1 (14' 8" x 8' 11") or (4.48m x 2.72m)

Carpet as laid, smooth ceiling, radiator, doors to built-in wardrobes, alcove for storage, uPVC and double-glazed window to front.

Bedroom 2 (11' 2" x 10' 1") or (3.41m x 3.07m)

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

Bathroom (6' 4" x 6' 0") or (1.94m x 1.83m)

Linoleum flooring, smooth ceiling, panel-enclosed bath with mains shower over, pedestal wash hand basin, WC, radiator, extractor fan, uPVC and obscured double-glazed window to rear.

Front of property

Off road parking for one vehicle and side access to rear.

Rear Garden

Paved level patio within boundary walls and mature hedging.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:65

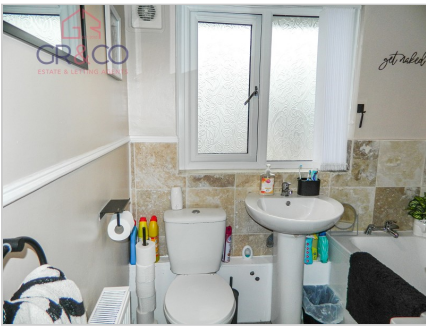
Tenure

We are informed that the tenure is Freehold

Council Tax

Band A

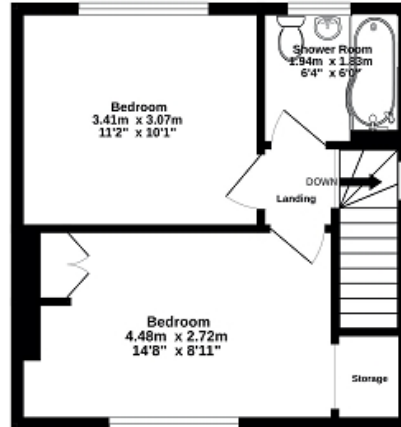
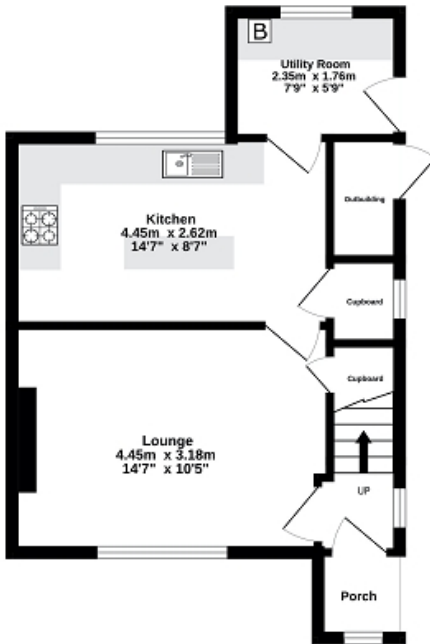




ESTATE & LETTING AGENTS
EST. 2010
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Ground Floor
36.6 sq.m. (394 sq.ft.) approx.

1st Floor
30.9 sq.m. (332 sq.ft.) approx.



TOTAL FLOOR AREA : 67.4 sq.m. (726 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.