



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Greenfield Crescent
Beaufort
Ebbw Vale

£280,000



- Stylish Three-Storey Spacious Family Home
- Stunning Open-Plan Kitchen/Diner
- Two Well-Appointed Reception Rooms
- Two Contemporary Bathrooms
- Three Bedrooms Plus Loft Room With Office
- Separate Dressing Room
- Driveway Parking For 5+ Vehicles
- Private Landscaped Rear Garden
- Summer House With Garden Bar
- EPC: D | Council Tax: B | Tenure: Freehold

Ref: PRA11108

Viewing Instructions: Strictly By Appointment Only



General Description

This stunning three-bedroom family house has been refurbished to an exceptionally high standard throughout. With generous living space, ample off-road parking, and a beautifully landscaped garden, this property is a must-see!

The home features impressive living accommodation across three floors, enhanced with modern updates by the current owner. It includes a stylish open-plan kitchen/diner and two bathrooms equipped with sleek appliances and contemporary fixtures. The elegant panelled walls and tiled flooring with under floor heating create a luxurious ambiance, ensuring that the new owner can simply move in and enjoy.

As you enter, you are greeted by a welcoming entrance hall that leads to two well-proportioned reception rooms, each featuring a charming fireplace-ideal for family living. The highlight of the home is the bright open-plan kitchen/diner, filled with natural light from the French doors and fitted with contemporary gloss units, perfect for cooking, dining, and socialising. A modern shower room completes the ground floor.

On the first floor, you'll find three spacious bedrooms, along with an additional room currently being used as a dressing room. The family bathroom features a stylish bathtub and matching tiles. Ascending to the second floor, there's a versatile loft room equipped for office use, providing excellent additional space for your needs-whether it's a home office, playroom, storage area, or hobby room.

****Outside****

The property boasts a spacious driveway that can accommodate 5 or more vehicles, making it ideal for a growing family or those with a travel home. The rear of the property features a private landscaped garden with a low-maintenance artificial lawn and a decked seating area. A standout summer house, complete with a garden bar and hot tub, provides a perfect venue for al fresco dining, barbecues, or relaxing outdoors.

This exceptional home can only be fully appreciated through an internal inspection, and early viewing is highly recommended.

****Situation****

Nestled in the popular residential area of Beaufort, it is within easy reach of Ebbw Vale town centre in the heart of Blaenau Gwent in South Wales. 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. The A465 Heads of the Valleys Road provides swift access to Merthyr Tydfil, Abergavenny and beyond.

****Additional Information****

EPC Rating | D

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

Composite and obscured double-glazed door into Entrance Hall.

Entrance Hall

Tiled flooring, smooth ceiling, radiator, door to Sitting Room, carpeted stairs to first floor, uPVC and double-glazed window to front.

Sitting room (17' 4" Max x 10' 2" Max) or (5.29m Max x 3.09m Max)

Laminated flooring, smooth ceiling, feature fireplace with log burner, entrance to Lounge, radiator, uPVC and double-glazed window to side, entrance to Kitchen/Diner.

Lounge (11' 0" x 9' 11") or (3.36m x 3.02m)

Carpet as laid, smooth ceiling, radiator, feature fireplace with electric fire, radiator, uPVC and double-glazed window to front.

Kitchen / Diner (17' 9" x 15' 0") or (5.42m x 4.56m)

Tiled flooring with under floor heating, smooth ceiling with spotlights, cobalt blue gloss fitted kitchen with laminate worktops and tiled splashbacks, gas hob, electric oven with extractor fan over, space for American fridge-freezer, space for dishwasher, space for washing machine, space for tumble dryer, door to Shower Room, uPVC and double-glazed window to side, uPVC and double-glazed French doors to rear.

Shower Room (8' 3" x 6' 0") or (2.51m x 1.82m)

Tiled flooring with under-floor heating, hygienically clad ceiling with spotlights, double walk-in shower enclosure with mains shower over, chrome vertical radiator, wash hand basin with vanity unit beneath, WC, white gloss door to cupboard housing 'Baxi' condensing combi-boiler, extractor fan, uPVC and obscured double-glazed window to side.

Landing

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

Bedroom 1 (11' 8" x 8' 11") or (3.56m x 2.73m)

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

Dressing Room (11' 4" x 7' 2") or (3.46m x 2.19m)

Carpet as laid, smooth ceiling.

Bedroom 2 (15' 0" Max x 10' 7" Max) or (4.57m Max x 3.23m Max)

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

Bedroom 3 (15' 0" x 6' 4") or (4.56m x 1.93m)

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

Bathroom (8' 0" x 6' 9") or (2.43m x 2.06m)

Tiled flooring with under-floor heating, tiled walls, hygienically clad ceiling with spotlights, feature bath, wash hand basin with vanity unit, WC, grey vertical radiator, extractor fan, uPVC and double-glazed window to side.

Loft Room (11' 7" Max x 7' 7" Max) or (3.52m Max x 2.32m Max)

Vinyl flooring, smooth ceiling, radiator, door to Office, under eaves storage.

Office (7' 7" x 3' 11") or (2.32m x 1.20m)

Vinyl flooring, smooth ceiling.

Front of property

Tarmacadam driveway to front and side with parking for 5-6 vehicles with boundary walls and fencing. Gated access to side.

Rear Garden

Level garden mainly laid to artificial lawn housing Summer House. Raised decked seating area to rear of garden with glass balustrades.

Sun Room (21' 3" Max x 9' 11" Max) or (6.47m Max x 3.01m Max)

Sliding patio doors to wooden summer house featuring bar and space for hot tub.

Services

Mains water, mains gas, mains drainage, mains electricity

EPC Rating:58

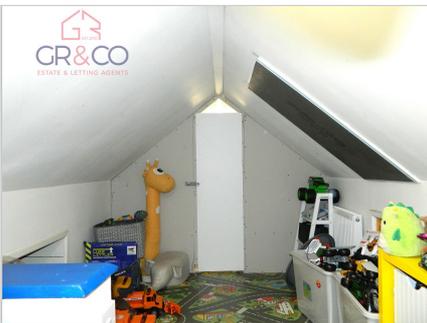
Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





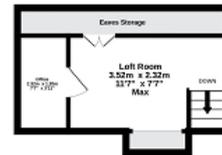
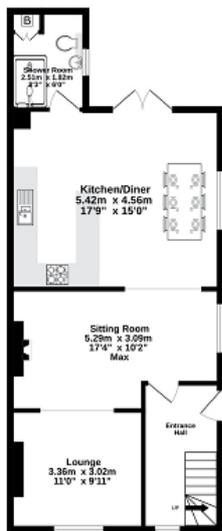


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Ground Floor
60.4 sqm (654 sq ft) approx.

1st Floor
58.9 sqm (635 sq ft) approx.

2nd Floor
17.7 sqm (190 sq ft) approx.



TOTAL FLOOR AREA: 149.0 sq.m. (1604 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.