



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## Northgate Ebbw Vale

£265,000



- Stylish Semi-Detached Family Home
- Modern Kitchen / Breakfast Room
- Exceptionally Large Garden
- Garage Plus Driveway Parking for 3+ Cars
- No Forward Chain
- Generous Lounge / Diner With French Doors
- Three Bedrooms With Master Ensuite
- Energy Efficient Home | 'A' Rated
- Sought After Central Location
- Walking Distance of Train Station & All Amenities

Ref: PRA11101

Viewing Instructions: Strictly By Appointment Only

# General Description

A stylish three-bedroom semi-detached home with over 1,370 square feet of living space, generous outdoor areas, ample driveway parking, and a garage. It also benefits from being offered with no onward chain.

This beautiful "Ascot" property, built by Davies Homes in approximately 2023/24, is part of a high-quality development that features an appealing combination of brick and render. Its prime location is just a short walk from the train station, schools, colleges, and excellent town amenities, making it ideal for both families and professionals.

Step inside to a sleek fitted kitchen/breakfast room, complete with beautiful sage green cabinetry, integrated appliances and ample workspace for everyday living and entertaining. The bright and spacious lounge/diner features French doors that seamlessly connect indoor comfort to the outdoors, flooding the room with natural lights and offering direct access to the exceptionally large and private garden - a rare and enviable feature on the development.

As you head upstairs, you will discover a wonderful master bedroom featuring an ensuite shower room. There are also two additional well-appointed bedrooms that are served by a three piece family bathroom. A ground floor WC completes the internal living space.

Outside, you'll find ample parking for three or more cars on the driveway, along with a convenient detached garage, providing hassle-free space for vehicles and storage. The property also benefits from excellent energy efficiency, helping you keep running costs low while enjoying modern comforts and a reduced carbon footprint.

## 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 a desirable area in central Ebbw Vale with excellent transport links - the train station is a few minutes walk with direct routes to the city of Cardiff and beyond. 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 | A  
Council Tax Band | D (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 Hallway.

## Entrance Hallway

Laminated flooring, smooth ceiling, radiator, white gloss door to Kitchen/Breakfast Room, white gloss door to Lounge/Diner, white gloss door to W/C, carpeted stairs to first floor.

## Kitchen/Breakfast Room (9' 1" x 13' 8") or (2.78m x 4.17m)

Laminated flooring, smooth ceiling with spotlights, range of sage green base and wall units with 'Belfast' type sink and drainer, integrated electric hob, integrated electric oven with extractor fan over, space for fridge-freezer, space for washing machine, radiator, uPVC and double-glazed window to front.

## Lounge / Diner (16' 6" x 20' 1") or (5.04m x 6.13m)

Laminated flooring, smooth ceiling, white gloss door to useful under stairs storage cupboard, uPVC and double-glazed patio doors to rear.

## WC

Laminated flooring, smooth ceiling with spotlight, WC, wash hand basin, radiator, uPVC and obscured double-glazed window to front.

## Landing

Carpet as laid, smooth ceiling, white gloss doors to Bedrooms, white gloss door to Bathroom, loft access.

## Bedroom 1 (13' 3" x 10' 4") or (4.05m x 3.16m)

Carpet as laid, smooth ceiling, radiator, built-in double wardrobes, uPVC and double-glazed window to rear, white gloss door to Ensuite.

## En Suite (2' 11" x 10' 4") or (0.88m x 3.16m)

Linoleum flooring, smooth ceiling with spotlights, part tiled walls, extractor fan, walk-in shower enclosure with mains shower over, pedestal wash hand basin, WC, chrome vertical radiator, uPVC and obscured window to side.

## Bedroom 2 (9' 1" x 11' 2") or (2.78m x 3.40m)

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

## Bedroom 3 (7' 0" x 6' 10") or (2.14m x 2.08m)

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

## Bathroom (9' 1" x 5' 3") or (2.78m x 1.61m)

Linoleum flooring, smooth ceiling with spotlights, extractor fan, part-tiled walls, panel enclosed bath, wash hand basin, WC, chrome vertical radiator, uPVC and obscured double-glazed window to side.

## Front of property

Lawned area with paved pathway to entrance. Side access to rear garden.

## Rear Garden

Large level garden mainly laid to lawn with paved patio seating area. Access to garage.

## Garage

Large single garage with apex roof, block built, up and over door.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:93

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band D









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.