



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Queensway
Ebbw Vale
Guide Price

£100,000



- End Of Terrace Family Home
- L-Shaped Kitchen / Diner
- First Floor Bathroom With Shower Over Bath
- Level Gardens To Front & Rear
- GUIDE PRICE £100,000 to £105,000
- Three Well Appointed Bedrooms
- Close To Countryside Walks
- Full uPVC Double Glazing | Combi Boiler Heating
- Plenty Of Communal Parking Spaces
- EPC Rating: E | Council Tax Band: A | Tenure: Freehold

Ref: PRA10795

Viewing Instructions: Strictly By Appointment Only



General Description

GUIDE PRICE £100,000 to £105,000

Greg Roberts and Co are pleased to offer to the market this three bedroom end of terrace family home, situated in the village of Garnlydan, Ebbw Vale. It is ideally located within walking distance of the scenic Llangynidr Moors which offers stunning views and wonderful walks within the beautiful Bannau Brycheiniog (Brecon Beacons) National Park.

The property briefly comprises of an entrance hall, a lounge area with electric fire and an L-shaped Kitchen/Diner. To the first floor, there are three bedrooms and a family bathroom. The outside benefits from being situated on a corner plot with the front mainly laid to lawn and a pathway leading to a rear enclosed garden. The rear gate provides easy access to the communal parking spaces.

SITUATION

Ideally located on the fringe of the Brecon Beacons and all the natural beauty this has to offer, Garnlydan is a village on the outskirts of Ebbw Vale in Blaenau Gwent. Ebbw Vale town offers a wide selection of schools at primary and secondary level, shops, and a fantastic choice of leisure facilities. It has great transport links with the A465 'Heads of the Valley' link road a short distance away with access to Abergavenny, Brecon, Merthyr Tydfil and beyond. The nearby train station provides direct routes to Cardiff central within the hour.

ADDITIONAL INFORMATION

EPC Rating | E

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.

Broadband | Standard, Superfast and Ultrafast broadband is available. Please make your own enquiries via OFCOM.

Mobile | There is likely EE indoor coverage - EE, Three, O2 and Vodafone - Likely outdoor coverage. Please make your own enquiries via OFCOM.

Consumer Protection from Unfair Trading Regulations 2008

Whilst every effort has been made to ensure to 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

uPVC and obscured double-glazed door into Lounge.

Lounge (16' 6" Max x 10' 7" Max) or (5.02m Max x 3.22m Max)

Laminate flooring and a textured ceiling. Radiator. Door to useful storage cupboard. Carpeted stairs to first floor. uPVC and double glazed window to front. Entrance to Kitchen/Diner.

L-Shaped Kitchen / Diner (19' 9" Max x 21' 6" Max) or (6.01m Max x 6.56m Max)

Kitchen (6.01m x 2.42m) - Tiled floor and smooth ceiling. Range of base and wall units with tiled splashbacks and stainless sink and drainer. Space for fridge/freezer. Space for cooker. Space for washing machine. Space for tumble dryer. uPVC and obscured double glazed door to rear.

Diner (3.98m x 2.42m) - Laminate flooring and smooth ceiling. Radiator. uPVC and double glazed window to rear. Wall mounted electric fire.

Landing (8' 2" Max x 4' 8" Max) or (2.50m Max x 1.41m Max)

Carpet as laid and a smooth ceiling. Doors to Bedrooms. Door to Bathroom. Loft access.

Upstairs Bathroom (7' 7" Max x 5' 6" Max) or (2.32m Max x 1.68m Max)

Panel enclosed bath with a 'Triton' electric shower over. Linoleum flooring and tongue-and-groove pine ceiling. Part tiled walls. Pedestal wash hand basin. W/C. Radiator. Two uPVC and obscured double glazed windows to rear.

Bedroom 1 (10' 6" x 9' 3" Max) or (3.19m x 2.83m Max)

L-shaped room with laminate flooring and a textured ceiling. Door to cupboard housing a wall mounted 'Vaillant' combi-boiler. Radiator. uPVC and double glazed window to front.

Bedroom 2 (10' 3" x 8' 11") or (3.12m x 2.73m)

Carpet as laid and a smooth ceiling. Radiator. Door to useful storage cupboard. uPVC and double glazed window to rear.

Bedroom 3 (13' 5" x 10' 5" Max) or (4.08m x 3.18m Max)

Laminate flooring and a textured ceiling. Radiator. uPVC and double glazed window to front.

Front Garden

Pathway leading to entrance and side access to rear, flanked by lawn area. All within boundary walls and fencing.

Rear Garden

Concrete yard leading to a lawned garden within boundary walls and fencing. Gated access to rear and communal parking.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:50

Tenure

We are informed that the tenure is Freehold

Council Tax

Band A





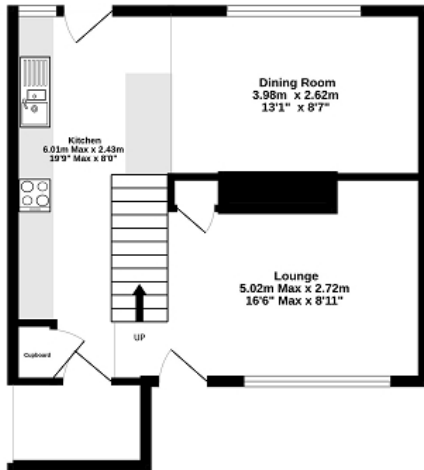
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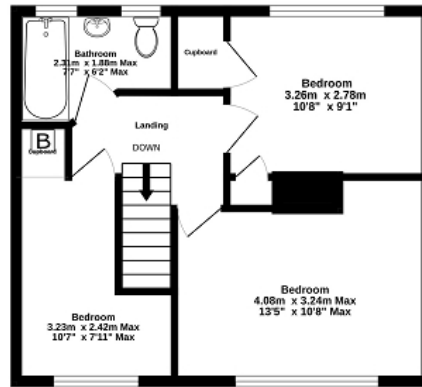
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Ground Floor
39.9 sq.m. (430 sq.ft.) approx.



1st Floor
37.5 sq.m. (404 sq.ft.) approx.



TOTAL FLOOR AREA: 77.4 sq.m. (834 sq.ft.) approx.

Whilst every effort 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.