

Drysiog Street Ebbw Vale

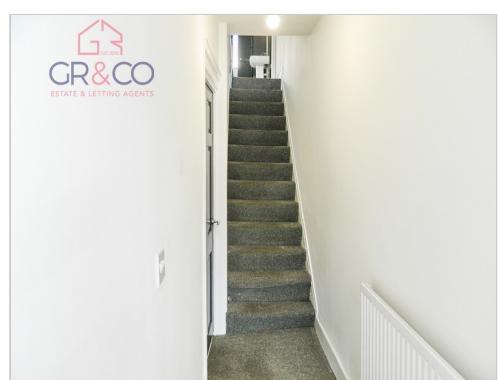
£120,000



- Attractive Mid Terrace Property
- No Forward Chain
- Three Well-Appointed Bedrooms
- Modern Gloss Fitted Kitchen
- Spacious Lounge / Diner
- Large First Floor Family Bathroom
- West Facing Garden
- Off Road Parking To Rear
- Close To Town & Amenities
- EPC: D | Council Tax: A| Tenure: Freehold

Ref: PRA11061

Viewing Instructions: Strictly By Appointment Only



General Description

A stylish three-bedroom terraced property with west facing garden and off road parking, ideally situated close to town and amenities, offering modern living with unbeatable convenience. ****Chain Free****

Step into the spacious, dual aspect lounge/diner, flooded with natural light, it creates a welcoming space for socialising or quiet evenings. The sleek modern kitchen with integrated appliances and breakfast island, is designed for style and functionality.

Upstairs, there are three well-proportioned bedrooms providing ample space for a growing family, home office or guest rooms, all served by a large and contemporary bathroom suite. The west-facing tiered rear garden features a low maintenance paved seating area - a perfect spot for enjoying the sunshine!

With off-road parking, a central location and no onward chain, this property is move-in ready!

SITUATION

The property is within walking distance of Ebbw Vale town centre which offers a wide selection of shops and amenities, and a fantastic choice of leisure facilities.

Ebbw Vale bounds the Brecon Beacons National Park to the North and the picturesque Welsh valleys to the South. There are good transport links with Ebbw Vale train station offering regular direct routes to the city of Cardiff within the hour and the A465 link road with access to Abergavenny, Brecon, Merthyr Tydfil and beyond. Cardiff Airport is just over 40 miles away by car.

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.

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

Mobile | Three - Likely 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.

Accommodation

Entrance

Wooden double doors in Internal Porch.

Internal porch

Laminated flooring, smooth ceiling, uPVC and obscured double glazed door into Entrance Hallway.

Entrance Hallway

Carpet as laid, smooth ceiling, radiator, door to Lounge/Diner, carpeted stairs to first floor.

Lounge / Diner (23' 4" Max x 12' 1" Max) or (7.11m Max x 3.69m Max)

Carpet as laid, smooth ceiling, two radiators, door to understairs storage cupboard, door to Kitchen, uPVC and double glazed windows to front and rear.

Kitchen (10' 0" x 9' 5") or (3.06m x 2.86m)

Tiled flooring, smooth ceiling, range of grey gloss base and wall units with stainless steel sink and drainer, breakfast bar, integrated halogen hob with integrated oven and extractor fan over, space for washing machine, uPVC and double glazed door to side, uPVC and double glazed window to rear.

Landing

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

Bedroom 1 (11' 4" x 9' 11") or (3.45m x 3.01m)

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

Bedroom 2 (11' 4" x 9' 11") or (3.45m x 3.01m)

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

Bedroom 3 (8' 4" x 7' 5") or (2.54m x 2.27m)

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

Bathroom (10' 2" x 9' 3") or (3.10m x 2.83m)

Linoleum flooring, smooth ceiling, extractor fan, panel enclosed bath with mains shower over, pedestal wash hand basin, WC, chrome vertical radiator, cupboard housing 'Ideal' combi boiler, uPVC and obscured double glazed window to rear.

Rear Garden

Courtyard with steps leading to patio seating area with further steps to hardstand with access rear lane.

Front of property

Forecourt area within boundary walls and entrance gate.

Services

Mains electricity, mains water, mains gas, mains drainage

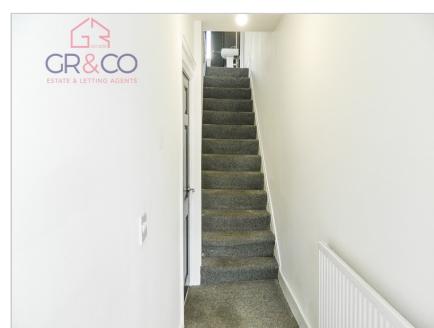
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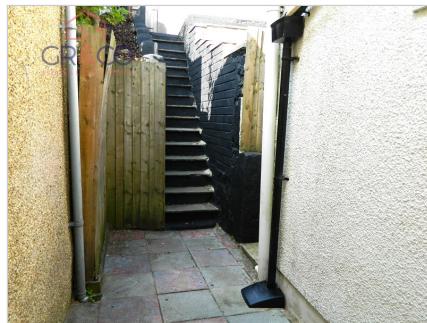
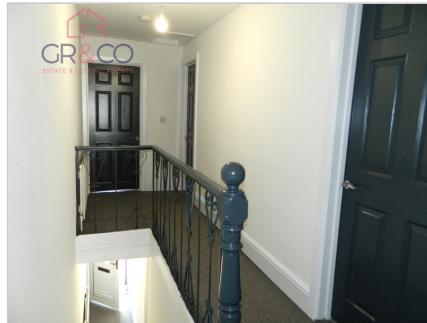
Tenure

We are informed that the tenure is Freehold

Council Tax

Band A





Ground Floor
38.9 sq.m. (419 sq.ft.) approx.

1st Floor
41.4 sq.m. (446 sq.ft.) approx.



TOTAL FLOOR AREA: 80.3 sq.m. (864 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the information 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 present or future 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.