



**165 Eureka Place, Ebbw Vale, NP23 6LW**  
**Guide Price £100,000**

**\*\*GUIDE PRICE £100,000 TO £110,000\*\***

Nestled in the heart of Ebbw Vale, this MID TERRACE PROPERTY on Eureka Place presents an excellent opportunity for those seeking a home with potential. Boasting THREE BEDROOMS this residence is ideal for families or individuals looking for extra space. The GOOD SIZE LIVING ROOM offers a welcoming area for relaxation and social gatherings, providing a perfect canvas for personalisation and modernisation.

While the property is in need of some upgrading, it allows for the new owner to infuse their own style and preferences, making it truly their own. The location is particularly advantageous, as it is conveniently situated close to the town centre, ensuring easy access to local amenities, shops, and transport links.

Additionally, the property includes A GARAGE TO THE REAR a valuable feature in this bustling area. This home is not just a property; it is a chance to create a comfortable living space in a vibrant community. Whether you are a first-time buyer or an investor looking for a project, this mid-link terrace house offers a promising opportunity.

EPC RATNG: D  
COUNCIL TAX BAND: A



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## ENTRANCE

Enter through a PVC front door

## ENTRANCE PORCH

Electric meter with a door leading to the living room.

## LIVING/DINING ROOM

23'11" x 14'11" (7.30 x 4.56)

Double glazed window to the front, double glazed french doors to the rear, two central heating radiators, a feature fireplace, laminate flooring throughout and stairs to the first floor.



## KITCHEN

17'0" x 7'11" (5.19 x 2.43)

Fitted with a variety of base and wall units with rolled edge work surfaces, integrated porcelain sink unit with mixer tap over, inset gas hob and eye level oven and grill, integrated fridge, plumbing access for washing machine, integrated freezer, central heating radiator, double glazed window to the rear, double glazed door to the side.



## STAIRS TO FIRST FLOOR-LANDING

Loft access and doors to bedroom one, central heating radiator

## BEDROOM ONE

9'1" x 13'8" (2.77 x 4.17)

Double glazed window to the front of the room, central heating radiator.

## BEDROOM TWO

8'11" x 10'0" (2.74 x 3.05)

Double glazed window to the rear, central heating radiator



## BEDROOM THREE

8'11" x 5'6" (2.73 x 1.69)

Double glazed window to the front, central heating radiator

## BATHROOM

8'0" x 5'4" (2.46 x 1.65)

Panelled bath, shower cubicle, low level wc, vanity wash hand basin, central heating radiator, airing cupboard housing a combi-boiler, obscured double glazed window to the rear.



## OUTSIDE

FRONT- Forecourt to front

REAR- Patio area with steps up to garage and gated access to the rear lane.

## GARAGE

11'10" x 20'1" (3.63 x 6.14)

Roller shutter door, inspection pit, door to the side and window to the rear.

## TENURE

We have been advised freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	