



Estate Agents

Taylor & Co

Abergavenny

Glamorgan Street  
Brynmawr, Ebbw Vale NP23 4SS

Asking Price  
£120,000



# Glamorgan Street

## Brynmaur, Ebbw Vale, Blaenau Gwent NP23 4SS

A traditional and beautifully presented Middle terraced House | Ideal starter home  
Conveniently located for access to the town centre and associated facilities  
Double glazing throughout | Gas fired central heating | Sitting Room with log burner  
Attractively fitted Kitchen/Diner with integrated appliances | Two double bedrooms  
Ground floor bathroom with overbath shower | Rear Garden with south westerly aspect | viewing recommended

**The property is a traditional, middle terraced, cottage style house that has been extensively refurbished to provide beautifully presented accommodation that would suit a variety of buyers who are looking for easy access to the town's High Street and Retail Park. The traditional layout includes a sitting room with ornamental fireplace, extensively fitted kitchen/dining area, ground floor bathroom and two first floor bedrooms. There is a private enclosed garden to the rear that offers considerable potential.**

**SITUATION** | The property is conveniently situated within a short walk of the town's High Street and being located just off the A465 Heads Of The Valley link road excellent road links are accessed in all directions which is supplemented by railway stations at Ebbw Vale at Abergavenny with direct access to Cardiff & Newport. The town has a rich industrial heritage and is located just south of the Bannau Brycheiniog National Park. Brynmaur has been the subject of major investment in more recent years with improvements in infrastructure and a new out of town retail park including a large Asda superstore. The town provides schooling for Primary and Secondary age children and there are minor injury hospitals at both Ebbw Vale and Abergavenny.

### ACCOMMODATION

**SITTING ROOM** | Entered from the front via a double glazed door with letter box, tiled floor across the entrance area and fitted carpet to the remainder, ceiling mounted mains operated smoke alarm and inset downlighters, double glazed window with fitted venetian blind to the front, wall mounted digital thermostat and heating timer control, staircase to the first floor with carved timber balustrade.

**KITCHEN/DINER** | Attractively fitted with a matching range of modern, traditionally styled, floor and wall units incorporating drawers and cupboards, contrasting worktops with tiled splash back and inset single drainer sink unit with flexi hose mixer tap, built in electric oven and four ring halogen hob with cooker

hood over, integrated dishwasher with matching décor panel, worktop downlighters and LED plinth lighting, inset ceiling downlighters, radiator, space and plumbing for washing machine, two double glazed windows and double glazed entrance door opening to the rear garden.

**BATHROOM** | Fitted with a modern white suite with chrome fittings and comprising a panelled bath with mixer tap plus chrome thermostatic shower unit and folding glazed shower screen over, integrated vanity wash hand basin unit with storage cupboards and concealed cistern for a low flush toilet, chrome ladder style radiator/towel rail, ceiling extractor fan, double glazed 'Velux' roof window, inset ceiling downlighters, large mirror fronted storage/medicine cabinet with integrated downlighters and picture lights.

### FIRST FLOOR

**LANDING** | With access to all first-floor rooms, ceiling mounted mains operated smoke alarm, loft access hatch.

**BEDROOM ONE** | Double glazed window to the front, built in single cupboard/wardrobe, radiator, wood panelling with integrated bedside lights, inset ceiling downlighters.

**BEDROOM TWO** | Double glazed window to the rear, radiator, built in cupboard housing a wall mounted BAXI gas fired combination type boiler supplying heating and hot water, inset ceiling downlighters, fitted wardrobes.

### OUTSIDE

**FRONT** | Pavement frontage.

**REAR** | An enclosed rear garden enclosed by wall and fenced borders and including steps up to a level terrace. There is also an external electric point and cold water tap plus provision for lighting.

### GENERAL

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Services** | Mains gas, electric, water and drainage are connected to the house.

**Council Tax** | Band A (Blaenau Gwent County Council)

**EPC Rating** | Band TBC

**Flood Risk** | No flood risk from rivers or surface water according to Natural Resources Wales.

**Covenants** | The property is registered with HMLR, Title Number WA522483. There are no restrictive covenants associated with the property, for further details, speak to the Agent.

**Local planning developments** | The Agent is not aware of any planning developments in the area which may affect this property.

**Broadband** | Fibre to the cabinet and copper wire connection available to the property. According to Openreach.

**Mobile network** | 02, Three, EE, Vodafone indoor coverage. According to Ofcom.

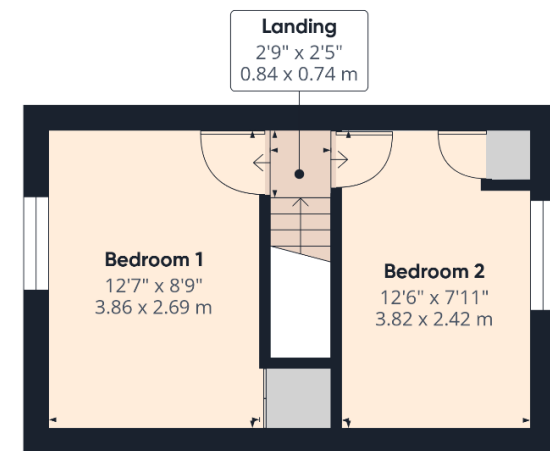
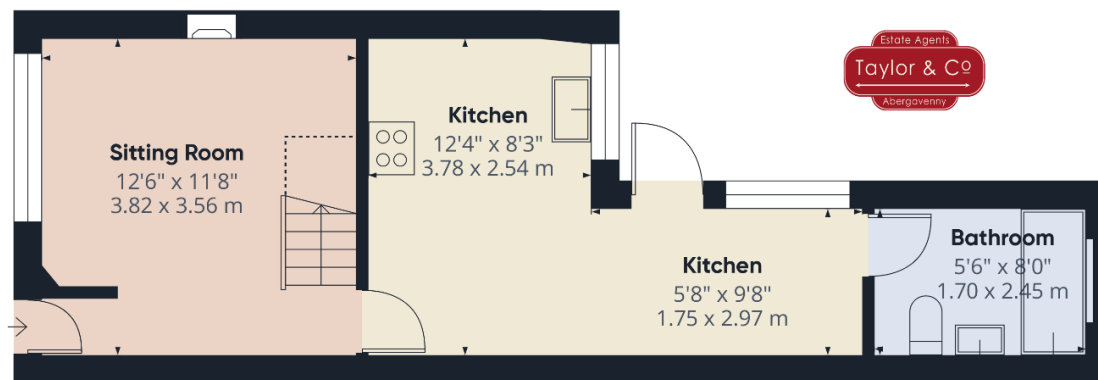
**Viewing Strictly by appointment with the Agents**

**T** 01873 564424

**E** abergavenny@taylorandcoproperty.co.uk

**Reference** AB484





**Approximate total area<sup>(1)</sup>**

587 ft<sup>2</sup>  
 54.6 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

8 ft<sup>2</sup>  
 0.7 m<sup>2</sup>

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS  
 3C standard. Measurements are  
 approximate and not to scale. This  
 floor plan is intended for illustration  
 only.

GIRAFFE360

These particulars have been compiled with reference to our obligations under **THE DIGITAL MARKET, COMPETITION & CONSUMER ACT 2024**; Every attempt has been made to ensure accuracy; however these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.