



## 2 bed terraced house to buy in

Beechfield Close, Garnlydan, Ebbw Vale,  
Blaenau Gwent, NP23 5EN

**£65,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Mid terraced house
- ✓ Spacious living room
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

For those looking to make their mark on a property and take advantage of an excellent opportunity, this spacious two-bedroom mid-terraced house presents real potential in the heart of Ebbw Vale. Being sold via modern auction with no onward chain, this home is ideal for both savvy investors and first-time buyers alike.

Don't miss your chance to secure this promising mid-terraced house in an ever-popular Welsh town, a home just waiting for its next chapter. Arrange your viewing today to explore the possibilities.

Please note that any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

Set in a quiet residential area, the property greets you with both front and rear gardens perfect for enjoying fresh air while soaking up stunning local views across the picturesque surroundings. Inside, a generous and light-filled living room offers plenty of space to relax and entertain, leading through to an open plan dining and kitchen area that's ideal for family life or hosting guests. Upstairs, two sizeable double bedroom each with superb outlooks provide flexible living arrangements, suitable for young professionals, couples, or a small family. The first floor bathroom suite is conveniently located just off the landing.

While the property does require modernisation, it offers a brilliant blank canvas to refurbish and adapt to your own tastes. With its central location in Ebbw Vale, great commuter connections are within easy reach. The home is close to local amenities, including excellent primary and secondary schools, supermarkets, and bustling shops in the nearby town centre. The property also benefits from access to public transport links, putting Cardiff and the wider South Wales region within easy distance for everyday commuters. Nature lovers will appreciate proximity to Beaufort Hill Woodlands and Ebbw Vale Park, while families and those seeking an active lifestyle can explore the weekly local market and sports clubs.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £65,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## **Living Room**

5.50m x 3.00m (18'0" x 9'10")

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## **Open plan kitchen/ dining room**

5.50m x 2.90m (18'0" x 9'6")

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## **Landing area**

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## **Bedroom 1**

5.00m x 2.70m (16'4" x 8'10")

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## **Bedroom 2**

3.50m x 3.40m (11'5" x 11'1")

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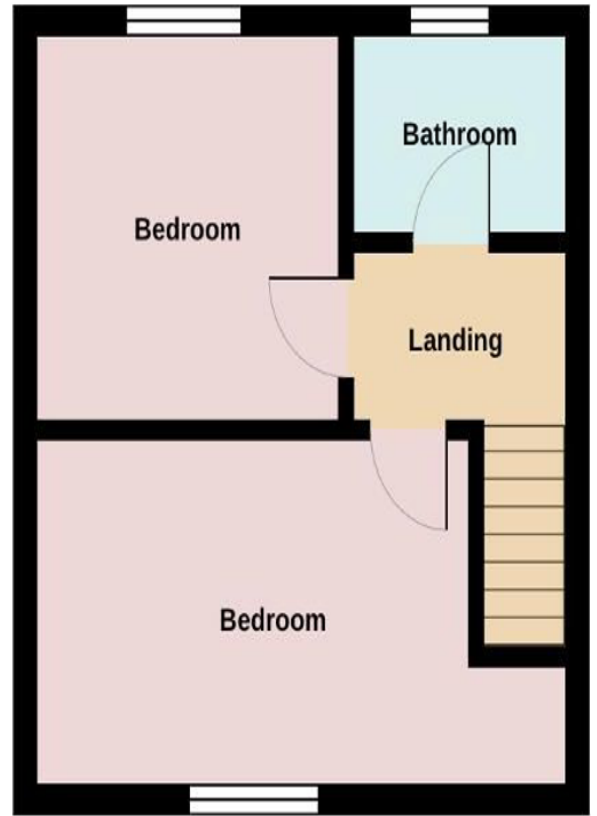
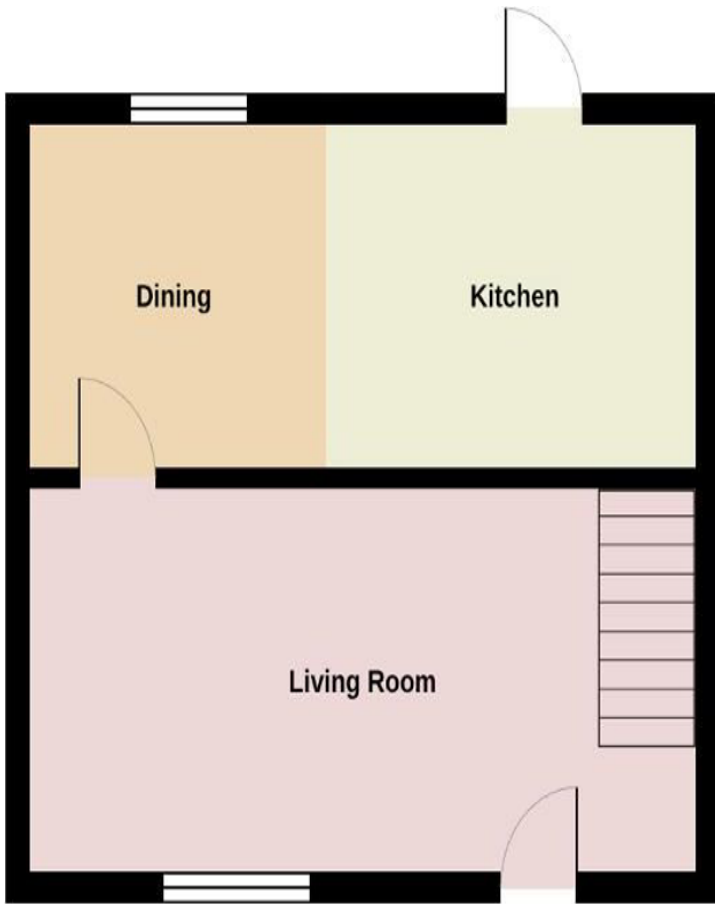
## **Bathroom**


2.00m x 1.70m (6'6" x 5'6")

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## **Outside**

Front and Rear Gardens



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

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