

— 113 LAKESIDE WAY —

LAKESIDE WAY · NANTYGLO · EBBW VALE · NP23 4EN



Contents & *itinerary*

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Photographed in-situ. Floor plans drawn to indicative scale; areas in sq ft and m².

Marketed by Beacons Real Estate, Abergavenny, Monmouthshire.

A modern family home on one of the development's largest plots, its garden falling away to the lakeside and the hills beyond.

Lakeside Way

NANTYGLO, BLAENAU GWENT

Lakeside Way · NP23 4EN · Guide Price £400,000

| BEDROOMS | BATHROOMS | RECEPTIONS | TYPE | TENURE |
|----------|-----------|------------|----------|----------|
| 4 | 2 | 2 | Detached | Freehold |

Some homes you have to talk up. This one simply speaks for itself. A modern family home sitting on what is arguably one of the best and largest plots on the whole development, it has been beautifully updated throughout and is ready to move straight into. Add a completely private garden that backs onto the lakeside, with the lake and the Milfraen rising behind, and you have something that very seldom comes up around here.

From the kerb it makes an easy first impression, a smart detached home with a deep private driveway, a double garage and neat gardens framed by stunning views. Step inside and the quality is obvious from the moment you enter, and with the added benefit of no onward chain, *this is a home ready to begin its next chapter.*



A smart, modern detached home with a deep private driveway and double garage.

A home *at ease*

The true heart of the home is an open-plan kitchen and dining room that folds open, through bi-fold doors, onto the deck and the water.

The kitchen and dining room run across the back of the house and gather the whole family in. Handleless gloss units, sparkling granite worktops and integrated appliances make the room as practical as it is good looking, while a separate study off the ground floor makes working from home genuinely easy. A downstairs cloakroom finishes the floor.

Fold back the full-width bi-fold doors and the room opens straight onto the deck, with the lake laid out in front of you. It is the space everyone naturally gravitates towards, whether that is morning coffee or a table full of friends.



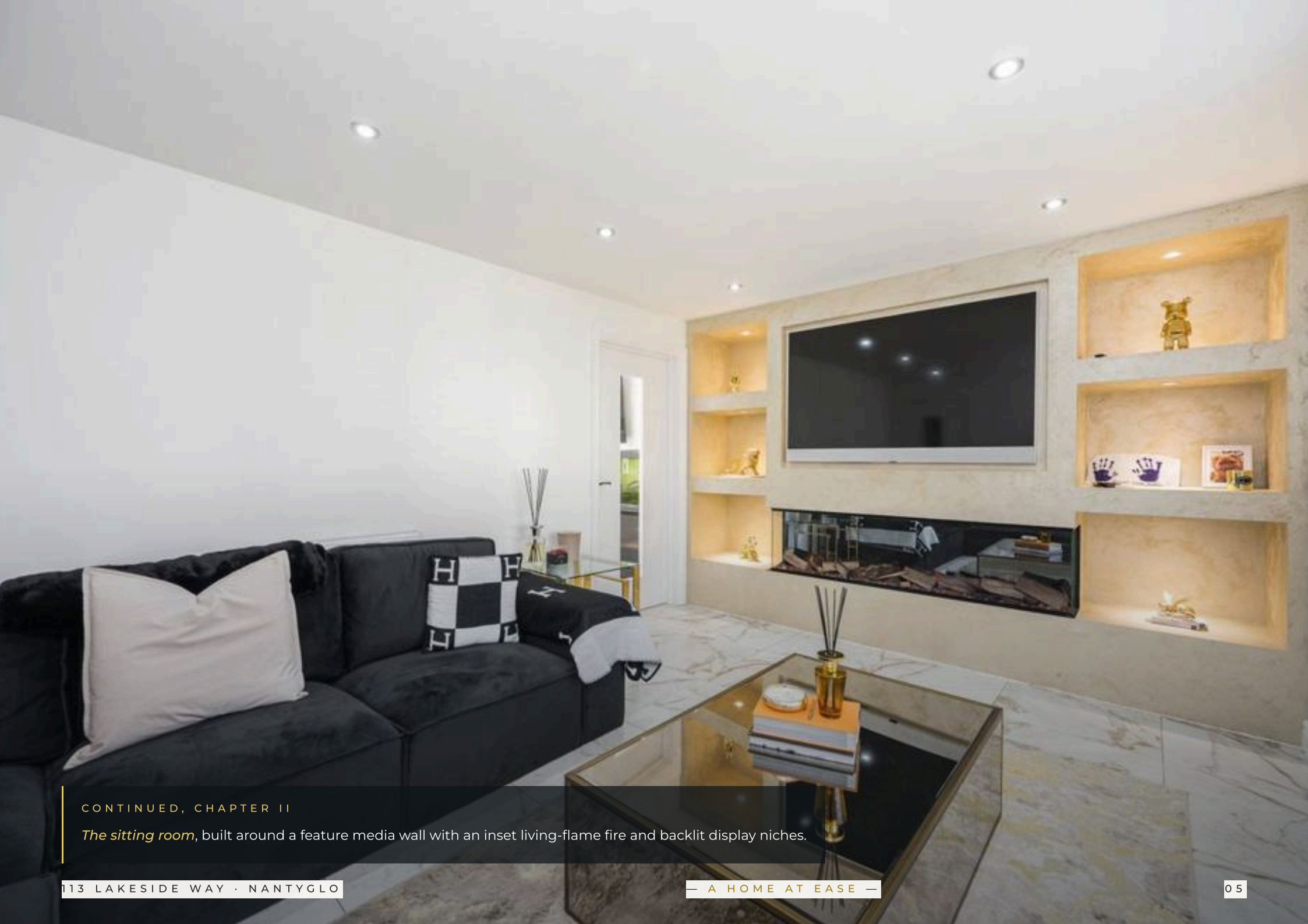
The kitchen. *Handleless gloss units and granite worktops.*



Dining. *Room for a table full of friends.*



The outlook. *Bi-fold doors open to the deck and water.*



CONTINUED, CHAPTER II

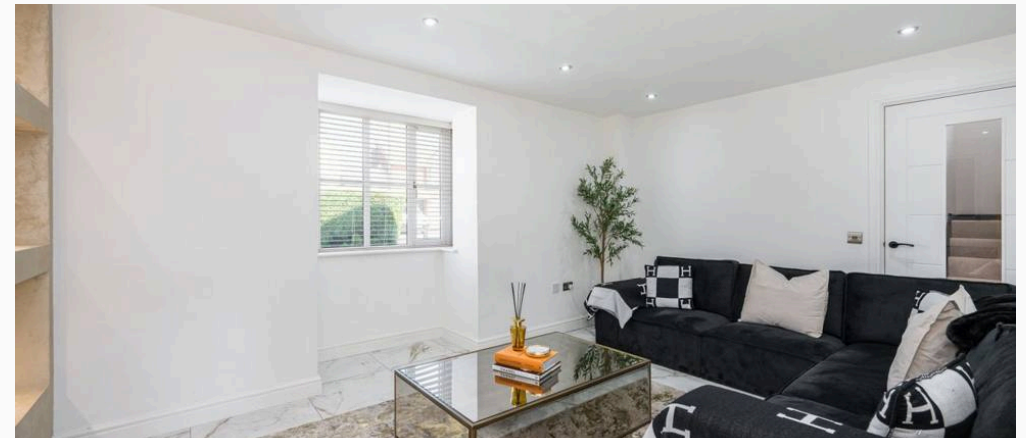
The sitting room, built around a feature media wall with an inset living-flame fire and backlit display niches.

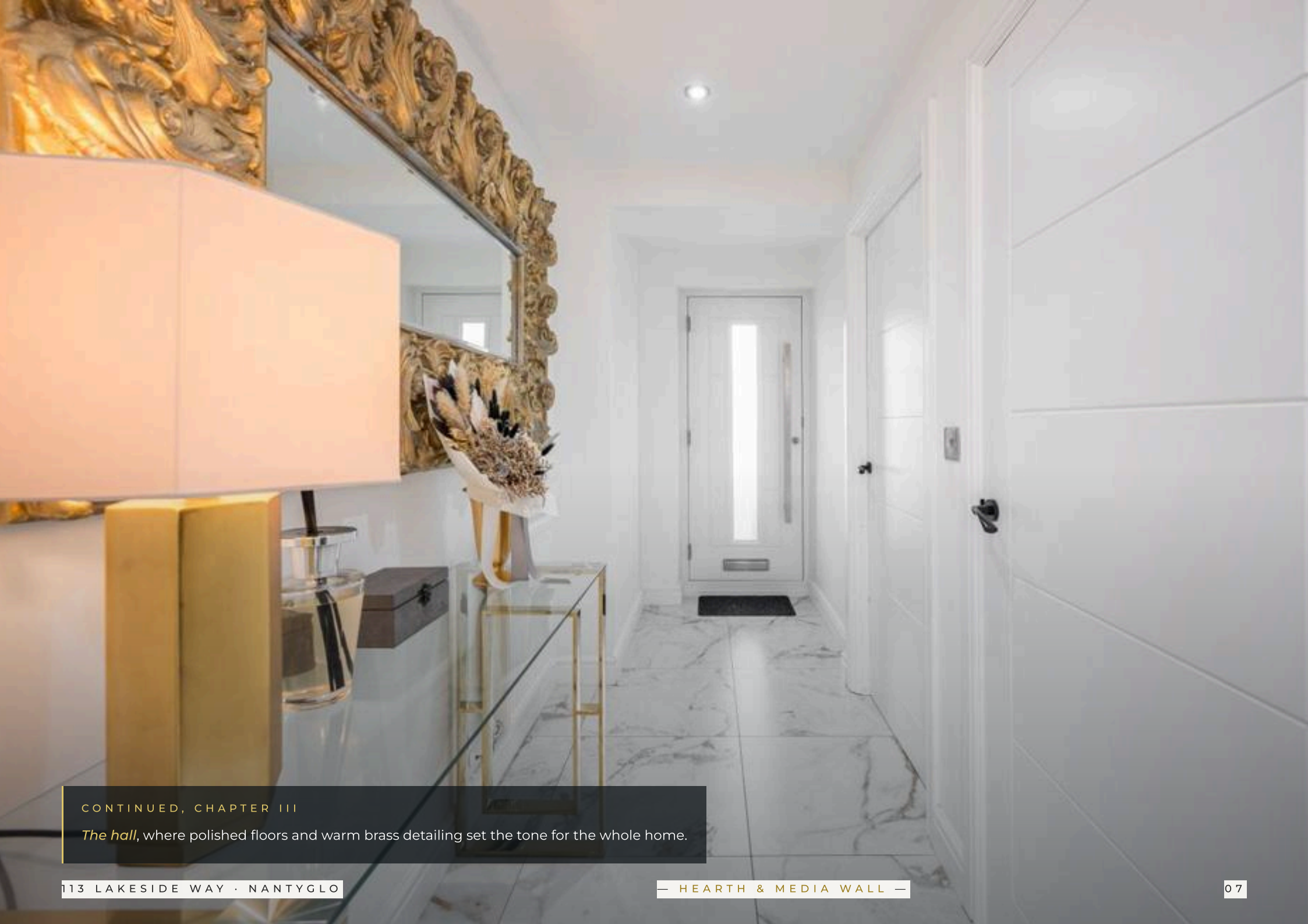
Hearth & *media* *wall*



A real statement room, carrying the light around on polished marble-effect floors.

The sitting room is a genuine statement, built around a stunning feature media wall with an inset living-flame fire and backlit display niches. Polished marble-effect floors carry the light around and give the room a calm, luminous feel. It is a space that works as easily for a quiet evening as it does for company, and it flows naturally back towards the open-plan kitchen and dining room at the rear. Throughout the ground floor the finish is consistent and considered, the sort of quality that is obvious the moment you step inside.





CONTINUED, CHAPTER III

The hall, where polished floors and warm brass detailing set the tone for the whole home.

Bedrooms & *baths*

Four well-proportioned bedrooms, the principal with its own private en suite, all served by a family bathroom worthy of a boutique hotel.

Upstairs the sleeping floor is bright and generous. The principal bedroom enjoys its own beautifully tiled en suite, while the further bedrooms are all well proportioned and full of light, comfortably taking doubles and their furniture.

4

BEDROOMS

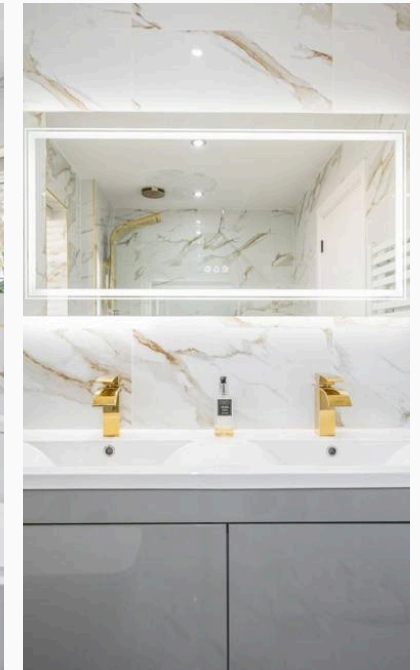
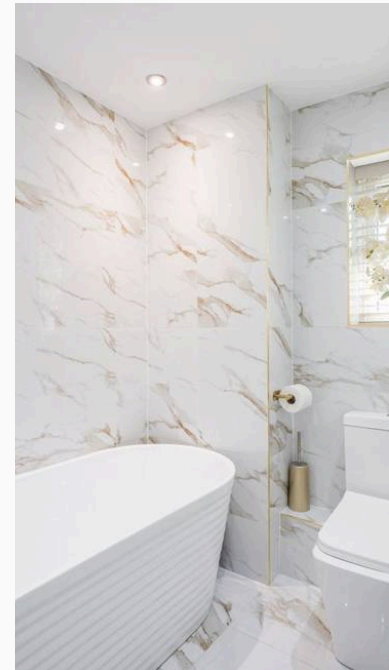
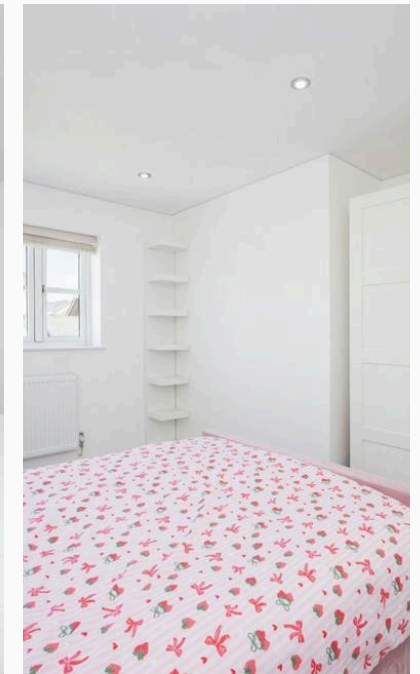
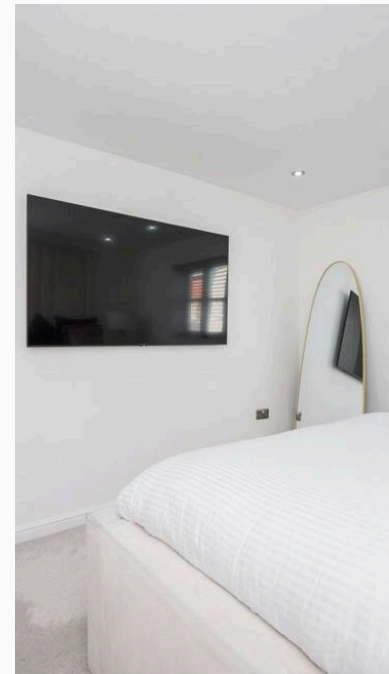
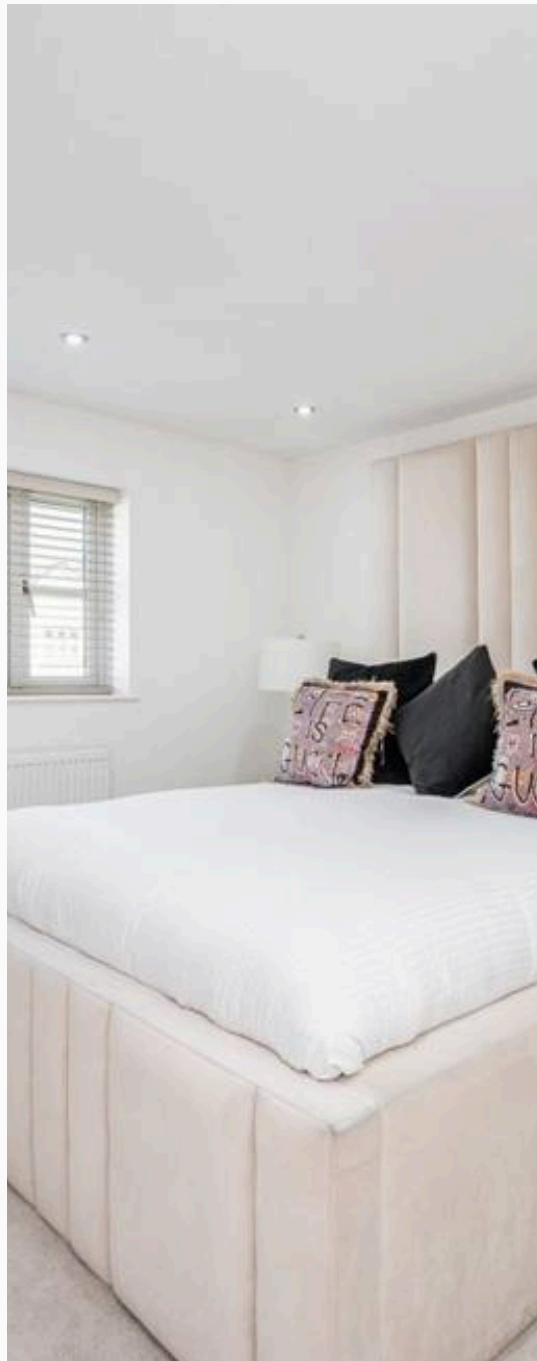
2

BATH & EN SUITE

Freehold

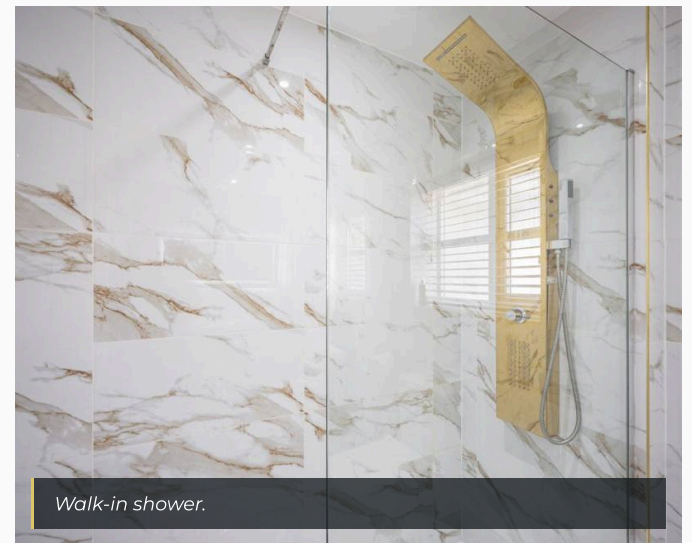
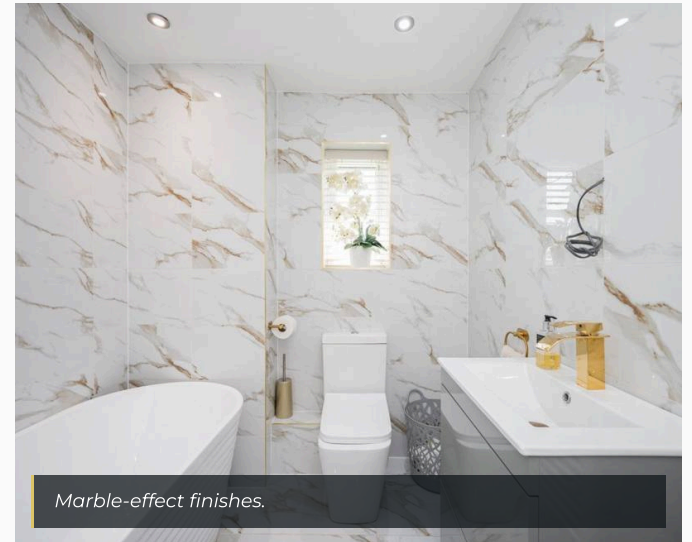
TENURE

The family bathroom would not look out of place in a boutique hotel, with a freestanding tub, marble-effect walls and gold fittings throughout.



Rooms in *passing*

A closer look at the finish that runs throughout the home.





A raised deck made for summer evenings, with the garden falling away to the water beyond.

The plot that *earns its name*

A wide, level lawn, completely private and enclosed, with a raised deck and an uninterrupted outlook over the lake and hills.

This is where the plot really earns its reputation. The garden is a wide, level lawn, completely private and enclosed, with a raised deck built for summer evenings and plenty of room for children to run and for the whole family to spread out. Beyond the border fence the ground falls away down the lakeside bank to the water, so your outlook is simply lake and hills. Mornings here feel a world away from a modern estate, with genuine space to entertain, to garden, or simply to sit and take it all in.

THE PLOT

Among the largest on the development

OUTLOOK

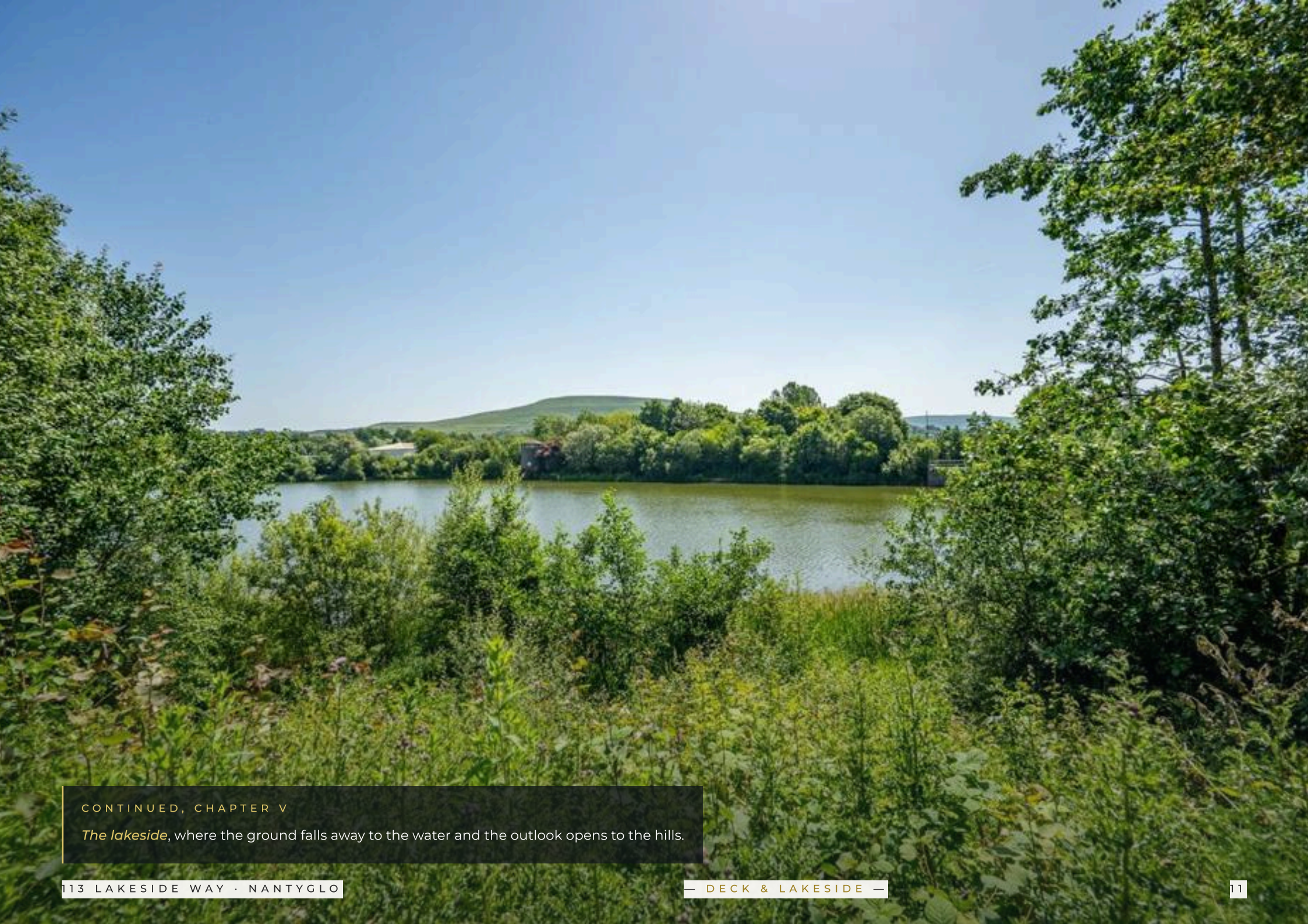
Lakeside, with hills beyond

THE DECK

Raised, for summer evenings

PARKING

Double garage & private drive



CONTINUED, CHAPTER V

The lakeside, where the ground falls away to the water and the outlook opens to the hills.

Garden, plot & outlook



The *rear garden*

A wide, level lawn, fully enclosed and completely private, with generous room to entertain, garden or simply sit and take in the view.

The *deck*

A raised deck runs off the back of the house, made for summer evenings and connected directly to the kitchen through full-width bi-fold doors.

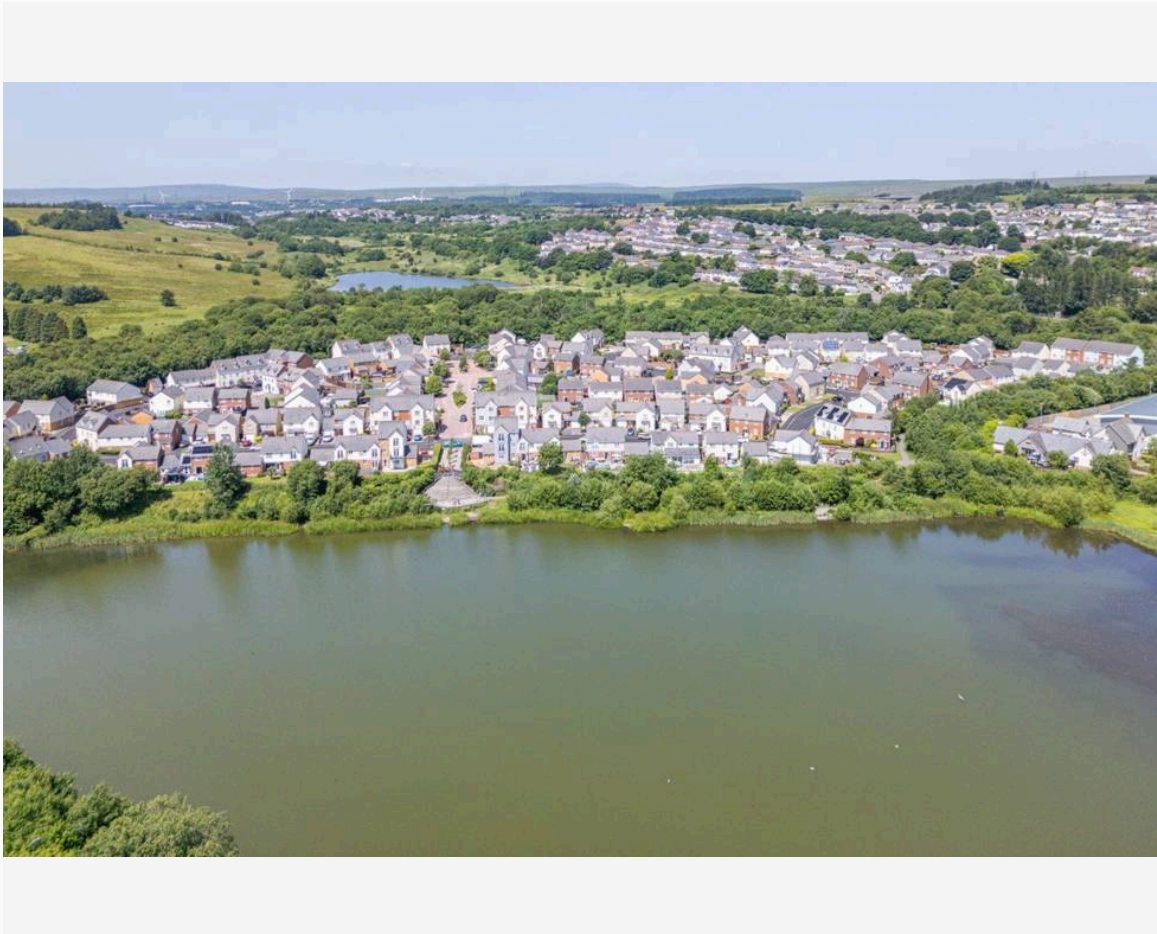
The *approach*

To the front, a deep private driveway and a double garage sit behind neat gardens, making an easy first impression from the kerb.

The *lakeside*

Beyond the border fence the ground falls away to the water, giving an uninterrupted outlook over the lake and the hills rising behind.

One of the *largest plots*



The *plot*

Set on one of the largest plots on the development, the home sits well back with generous garden to front and rear.

The *boundary*

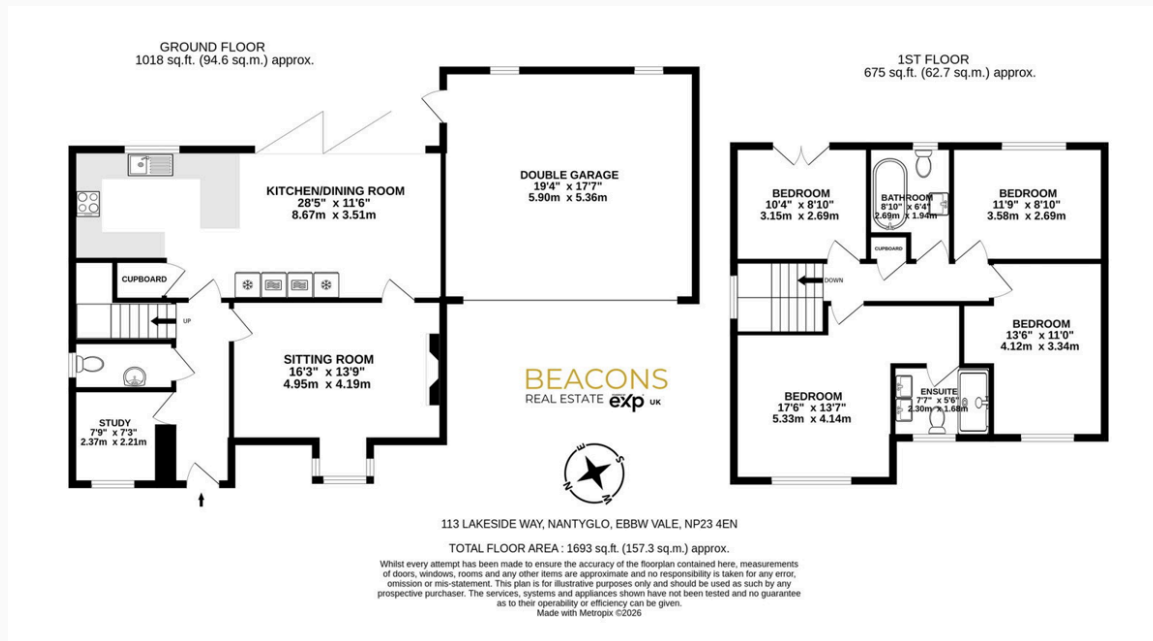
The garden is fully enclosed and private; beyond the rear border the land falls away to the lakeside, so the outlook stays open.

The *setting*

The plot sits on the edge of the development, with open water on one side and the estate framing it on the others.

Plan drawn to indicative scale; not to be relied on for legal purposes.

All floors *at a glance*



Total internal area · 1,693 sq ft · 157.3 m²

GROUND FLOOR · 1,018 SQ FT · FIRST FLOOR · 675 SQ FT · DOUBLE GARAGE (SEPARATE)

PARTICULARS

- i* A **modern detached family home**, beautifully updated throughout and ready to move into.
- ii* A statement **sitting room** built around a feature media wall with an inset living-flame fire.
- iii* An open-plan **kitchen and dining room** with handleless gloss units and granite worktops.
- iv* Full-width **bi-fold doors** opening from the dining room onto the raised deck.
- v* A separate ground-floor **study**, ideal for working from home, plus a cloakroom.
- vi* Four bedrooms, the **principal with its own en suite**, on the first floor.
- vii* A luxurious **family bathroom** with a freestanding tub and marble-effect finish.
- viii* A **double garage** with a deep private driveway and generous parking.
- ix* One of the **largest plots** on the development, with a lakeside outlook and no onward chain.

Energy & environment · *EPC Awaiting certificate*



An EPC certificate for this property is being obtained and will be confirmed before exchange; neighbouring homes of the same type on this development rate in the B to C range.

Material *information*

Provided in accordance with the Consumer Protection from Unfair Trading Regulations 2008, the Digital Markets, Competition and Consumers Act 2024, and National Trading Standards guidance on material information in property listings.

PART A · MATERIAL TO ALL TRANSACTIONS

| | |
|------------------|-------------------------------------|
| Asking Price | Guide Price £400,000 |
| Tenure | Freehold |
| Title Number | TBC |
| Council Tax Band | TBC |
| Local Authority | Blaenau Gwent |
| Property Type | Detached House |
| Year Built | Modern |
| Bedrooms | 4 |
| Bathrooms | 2 |
| Receptions | 2 |
| Floor Area | 1,693 sq ft (157.3 m ²) |
| Heating | TBC |
| Broadband | TBC |
| Mobile Signal | TBC |
| Parking | Double garage & driveway |
| EPC | Pending certificate |

PART B · WHERE APPLICABLE

| | |
|-----------------------|------------------------------------|
| Building Safety | No known issues |
| Restrictive Covenants | TBC |
| Rights of Way | TBC |
| Easements | TBC |
| Listed Building | No |
| Conservation Area | No |
| Tree Preservation | TBC |
| Accessibility | Two storeys; stairs to first floor |
| Water Supply | Mains |
| Sewerage | Mains |
| Outbuildings | Double garage |
| Onward Chain | None |

PART C · ADDITIONAL MATERIAL FACTS

| | |
|---------------------------|-----------------|
| Flood Risk, Rivers & Seas | TBC |
| Flood Risk, Surface Water | TBC |
| Coastal Erosion | Not applicable |
| Planning | TBC |
| Construction | Standard |
| Structural | No known issues |
| Subsidence | No known issues |
| Damp | No known issues |
| Asbestos | TBC |
| Japanese Knotweed | TBC |
| Mining | TBC |
| Electrical Cert. | TBC |
| UPRN | TBC |

The agent has made reasonable enquiries to verify this information; prospective purchasers should satisfy themselves as to its accuracy through their own legal and survey processes. Items marked TBC will be confirmed by the seller's solicitor.

Arrange a viewing of 113 Lakeside Way

A modern four-bedroom detached home on one of the development's largest plots, with a private lakeside garden, a raised deck and no onward chain. Best understood in person.

THE AGENT

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VIEW THE
full listing

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Some images may include CGI or AI enhancements for illustrative purposes.