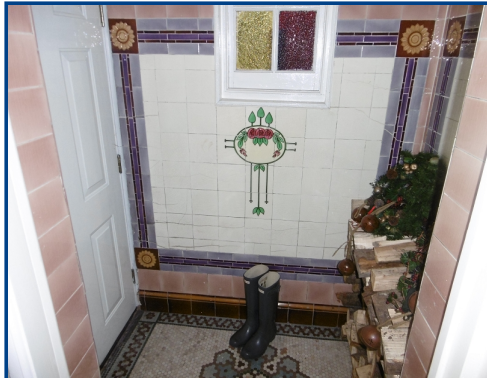




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales



**Ty Glyn Union Street
Tredegar
Blaenau Gwent
NP22 3QQ**

Price £289,950



- Superb detached period property
- Five double bedrooms
- Master bedroom with ensuite
- Modern fitted kitchen
- Large family bathroom
- Large reception rooms
- Open plan kitchen/breakfast/living room
- Large mostly level garden
- Driveway and parking for several vehicles

Viewing: **01495 304 908** Website: **www.ctf-uk.com** Email: **ebbwale@ctf-uk.com**

Important notice

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

Early viewing essential of this impressive five bedroom detached period property with accommodation set out over three floors, within easy reach of the A465 (Heads Of The Valleys Road) and access to other major road links. Energy rating pending.

Tel: 01495 304 908

Email: ebbwale@ctf-uk.com

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Property Description

Early viewing essential of this impressive five bedroom detached period property with accommodation set out over three floors. The property has been extended creating good size family living space and sits on a good size plot. The property is immaculately presented and has been finished to a high standard.

The property offers a sitting room, dining room, open plan kitchen/breakfast/living room, utility room, cloakroom, five double bedrooms, master with ensuite, large family bathroom, office/study, gas central heating and both wooden and PVC double glazing. Outside there is a large tarmac driveway with parking for several vehicles, a large mostly laid to lawn level garden with a range of mature trees, shrubs and bushes. A large decked seating area and a further slabbed patio area.

It is situated a short drive from local amenities and schools and is within easy reach of the A465 (Heads Of The Valleys Road) and access to other major road links. The nearest train station is at Ebbw Vale which links into the Intercity network via Newport. The property sits on the edge of the Brecon Beacons National Park and is within reach of Bryn Bach Park.

Ground Floor

Entrance Porch (3' 3" x 5' 1") or (1.00m x 1.56m)

Wooden Cottage style door opening onto the entrance porch with mosaic tiled flooring, original patterned wall tiles, glazed window to front, glazed panelled door to...

Hallway

A most welcoming hallway with laminate wood flooring, radiator, original coving to ceiling, ceiling roses, stairs to first floor and doors to rooms off.

Cloak Room

Fitted with two piece suite comprising low level WC, pedestal wash hand basin, coving to ceiling, ceiling mounted extractor fan, radiator, tiled flooring.

Dining Room (12' 11" x 14' 6" Max) or (3.93m x 4.43m Max)

With PVC double glazed window to rear aspect, radiator, laminate wood flooring, feature fire surround and hearth housing coal effect fire, coving to ceiling with ceiling rose, glazed double doors to...

Sitting Room (10' 2" x 14' 6") or (3.11m x 4.42m)

With wooden double glazed bay window to front aspect, two radiators, wood burning stove with tiled hearth, laminate wood flooring, coving to ceiling with ceiling rose.

Open Plan Kitchen / Breakfast Room / Living Room

Living Room (10' 3" x 13' 9") or (3.13m x 4.18m)

With large single glazed window to front aspect, radiator, tiled flooring, picture rail, coving to ceiling with ceiling rose, door into hallway, open through to...

Breakfast Room (12' 11" x 9' 1") or (3.94m x 2.77m)

With PVC double glazed window to side aspect, tiled flooring, radiator, coving to ceiling, door to side garden, door to...

Utility/Storeroom

Plumbing for washing machine, shelving, wall mounted electricity meter, gas meter, wall mounted Baxi gas combination boiler.

From the breakfast room through to...

Kitchen (12' 0" x 12' 8") or (3.65m x 3.85m)

Fitted with a range of matching base and wall units with granite work surface, inset Belfast sink with mixer tap over, under lighting, integrated fridge/freezer, integrated dishwasher, slot in Range Master range cooker with electric ovens and gas five ring top, tiled splash back, PVC double glazed window to side aspect, coving to ceiling, concealed spot lighting, tiled floor.

From the hallway is a carpeted staircase to...

First Floor

First Floor Landing

With PVC double glazed window to side aspect, fitted carpet, coving to ceiling with ceiling rose, stairs to second floor, under stair storage, panel doors to rooms off.

Bedroom 1

With double glazed wooden bay window to front aspect, two radiators, fitted carpet, coving to ceiling with ceiling rose, panel door to bedroom 2/ dressing room, panel door to...

En Suite Shower Room (10' 9" x 4' 10") or (3.27m x 1.47m)

With wooden window to front aspect, fitted with three piece suite comprising shower enclosure housing electric shower, PVC cladding to walls, low level WC, pedestal wash hand basin, tiled floor, coving to ceiling, ceiling mounted extractor fan, radiator.

Bedroom2/Dressing Room (9' 8" x 13' 8") or (2.94m x 4.17m)

With PVC double glazed window to rear aspect, radiator, laminate wood flooring, fitted wardrobes/storage with hanging rails and shelving with lighting.

Study / Office (6' 8" x 11' 8") or (2.04m x 3.55m)

With PVC double glazed window to side aspect, radiator, laminate wood flooring, coving to ceiling. Panel door to...

Bedroom 3 (12' 9" x 12' 1") or (3.89m x 3.69m)

With PVC double glazed window to side aspect, radiator, laminate flooring, coving to ceiling.

Family Bathroom (10' 8" x 12' 0") or (3.24m x 3.65m)

Fitted with a four piece suite comprising free standing roll top bath with mixer and shower head, low level WC, pedestal wash hand basin, shower enclosure housing electric shower, tiled splash back and glazed door to front, laminate flooring, coving to ceiling with ceiling mounted extractor fan, concealed spot lighting, wooden double glazed window to front

aspect.

From the first floor landing is a carpeted staircase to...

Second Floor.

Second Floor Landing

With fitted carpet, panel door to built in cupboard, panel doors to rooms off.

Bedroom 4 (15' 6" x 13' 9") or (4.73m x 4.18m)

With PVC double glazed window to side aspect, laminate wood flooring, radiator, storage into eaves, exposed beams.

Bedroom 5 (15' 5" x 11' 7") or (4.69m x 3.54m)

With PVC double glazed window to side aspect, laminate wood flooring, radiator, storage into eaves, exposed beams.

Outside

Double decorative wrought iron gates lead onto a tarmac driveway with parking for several vehicles. There is a block built workshop with a pitched tiled roof and timber built shed. There is outside lighting and water supply. The property is set in a generous plot enclosed by a stone built wall and conifer screening with level front and side garden mainly laid to lawn with a range of mature trees, shrubs and bushes. There is a decked seating area and paved patio, with a gravel area to side and a pathway around the property leading to a lower side lawned garden with mature trees and gated entrance.

Tenure

We are advised Freehold - To be confirmed by Legal Representative.

Services

Mains electricity, mains gas, mains water, mains drainage.

Viewing

Strictly by appointment via our Ebbw Vale Office Tel: 01495 304908.

