



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Parkville
Tredegar

£159,950



- Deceptively Spacious Three Bedroomed Family Home
- Modern Open Plan Living Accommodation
- First Floor Family Bathroom Suite With Underfloor Heating
- Light Filled Living/Dining Room With Feature Bay Window
- Kitchen/Family Room With Integrated Appliances And French Doors
- Pretty East-Facing Rear Garden With Summer Lounge & Large Storage Shed
- Private Sought After Location Within Walking Distance Of Town Centre, Bedwellty Park & Local Schools
- Beautiful Views Over The Recreation Ground And Surrounding Valley
- Potential To Convert Attic (subject to necessary plans)
- Short Drive To The Popular Bryn Bach Park

Ref: PRA10827

Viewing Instructions: Strictly By Appointment Only



General Description

This attractive three bedroomed house provides modern spacious living accommodation and is immaculately presented throughout. Nestled in a private, quiet sought after location with picturesque views over the green space opposite, the house is ideally located within walking distance of Bedwellty Park, local schools and a range of amenities.

The ground floor comprises of a bright and spacious living room with large bay windows, allowing an abundance of natural light to flood in. The living room effortlessly flows into the dining room, making the space perfect for hosting dinner parties or social gatherings. The beautiful kitchen/family room boasts integrated appliances, modern cabinetry, and ample space for a table and sofa; a great area for cooking and entertaining. French doors lead out from the kitchen/family room to a pretty south-westerly facing garden, ideal for enjoying summer evenings or al-fresco dining. On the first floor, you'll find three bedrooms to include a triple aspect front master bedroom with built-in furniture, all served by a modern four piece bathroom suite which benefits from a double shower enclosure, a heated towel rail and under-floor heating.

Outside

To the front of the property is a forecourt area with wrought iron gate and fencing and steps leading to the front entrance. This overlooks the large scenic green space that the ground opposite has to offer. To the rear is pretty courtyard with steps leading to patio area where there is a summer lounge and storage shed. On street parking in this private location is available both directly in front of the property and to the rear, with access from Inkerman Terrace provided via a pedestrian gate.

Location

The property is ideally situated in an established sought-after location to the South of Tredegar yet within walking distance of the town centre and local amenities. The town of Tredegar, located within the heart of South East Wales, is steeped in history and is surrounded by natural beauty. Outdoor activities and countryside walks are in abundance with Bryn Back Park and the Brecon Beacons a short drive away.

The nearby A465 'Heads of the Valley' link road provides easy access to the M4 (approx 30 mins) to reach Cardiff (approx. 23 miles), Swansea (approx. 40 miles) and beyond. The railway stations are located in the nearby towns of Ebbw Vale and Rhymney and provide direct routes to Cardiff in approx. one hour.

Accommodation

Entrance

uPVC and obscured double-glazed door into entrance hallway.

Entrance Hallway (13' 8" x 3' 0") or (4.16m x 0.92m)

Laminated flooring and a textured ceiling, radiator, white gloss door to living / dining room, carpeted stairs to first floor.

Living Room (10' 6" x 12' 6") or (3.20m x 3.82m)

Laminated flooring and a textured ceiling, radiator, uPVC and double-glazed bay window to front.

Dining Room (11' 11" x 11' 9") or (3.63m x 3.57m)

Laminated flooring and a textured ceiling, radiator, white gloss door to useful under-stairs storage cupboard, white gloss door to kitchen / family room, uPVC and double-glazed window to rear.

Kitchen / Breakfast / Family Room (22' 10" x 8' 2") or (6.97m x 2.49m)

Laminated flooring and a smooth ceiling, range of white gloss base and eye level units, stainless steel sink and drainer, integrated induction hob with extractor fan over, integrated microwave, integrated oven, integrated freezer, integrated fridge, cupboard housing wall-mounted 'Ferrolì' combi-boiler, radiator, uPVC and double-glazed sliding patio doors to side, uPVC and double-glazed window to side, uPVC and double-glazed window to rear.

Landing (23' 1" x 5' 4" Max) or (7.04m x 1.62m Max)

Split level landing with carpet as laid, textured ceiling, door to bathroom, doors to bedrooms.

Bathroom

Tiled flooring with underfloor heating, tiled walls, smooth ceiling, panel-enclosed bath, separate double shower enclosure with main shower over, pedestal wash hand basin, W/C, chrome vertical radiator, uPVC and double glazed obscured window to side.

Bedroom 1 (15' 0" Max x 11' 3" Max) or (4.57m Max x 3.42m Max)

Carpet as laid and a smooth ceiling, built in wardrobes and over bed storage, two radiators, three uPVC and double-glazed windows to front.

Bedroom 2 (11' 2" x 9' 3") or (3.41m x 2.82m)

Carpet as laid and a papered ceiling, built in wardrobes and over bed storage and dressing table, radiator, uPVC and double-glazed window to rear.

Bedroom 3 (11' 3" x 10' 7") or (3.43m x 3.23m)

Laminated flooring and a textured ceiling, built in wardrobes and dressing table, radiator, uPVC and double-glazed window to rear.

Rear Garden

Pretty enclosed patio area with steps up to summer house and storage facility.

Sun Room (9' 5" x 9' 3") or (2.88m x 2.82m)

Summer house with two uPVC and double-glazed doors, double electric point, uPVC and double-glazed floor to ceiling windows with polycarbonate roof.

Store Room (13' 2" x 5' 3") or (4.02m x 1.61m)

Block built with concrete flooring, uPVC and double-glazed door, uPVC and double-glazed window, wooden door to rear lane, electric points.

Front of property

Forecourt area with steps up to front door all within boundary walls and wrought iron gate and fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

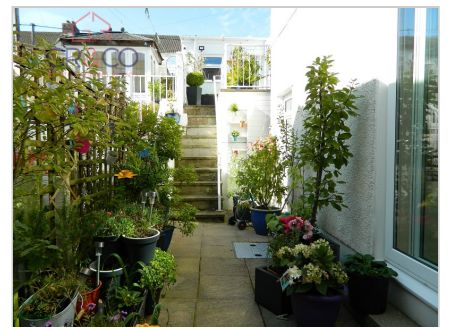
Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





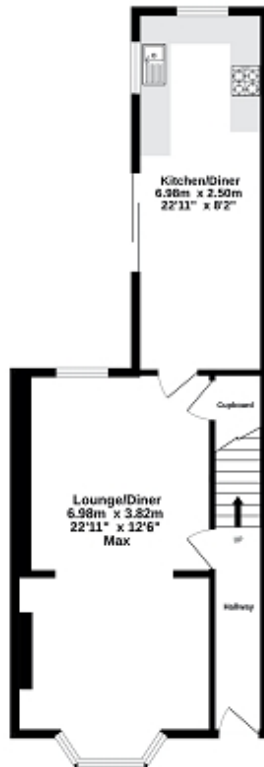
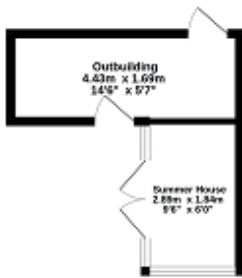


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01495 723 265
www.gregrobertsandco.co.uk

Basement
12.8 sq.m. (138 sq.ft.) approx.

Ground Floor
103.7 sq.m. (1115 sq.ft.) approx.

1st Floor
102.4 sq.m. (1103 sq.ft.) approx.



TOTAL FLOOR AREA: 113.9 sq.m. (1226 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Issue with Metropix 12/2022



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £225,000. From £225,001 to £400,000 - 6% of Purchase Price. From £400,001 to £750,000 - 7.5% of Purchase Price. From £750,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of

any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.