



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Alexandra Place
Sirhowy
Tredegar
NP22

£164,950



- Attractive Stone Fronted Period Terraced Property
- Three First Floor Bedrooms Plus Attic Bedroom
- Beautiful Open Plan Dual Aspect Living/Dining Room
- Modern Fitted Kitchen With Stainless Steel Appliances And Utility Room
- Enclosed Westerly Facing Garden With Rear Access
- Ground Floor Bathroom Suite
- Sought After Residential Location
- Recently Fitted New Roof (Approx 2021)

Ref: PRA10847

Viewing Instructions: Strictly By Appointment Only



General Description

This attractive stone fronted period family home is beautifully presented throughout and offers spacious, modern living accommodation in a sought after residential street within easy reach of the town centre, local amenities, schools and commuting links.

The property has been well maintained by its current owners and offers a large dual aspect living/dining room, a kitchen overlooking the garden with a separate utility room, and a family bathroom suite with separate W/C. To the first floor, there are three good sized bedrooms with a large light-filled attic room to the third floor completing the accommodation.

The lovely Westerly facing rear garden is low maintenance and is fully enclosed within its boundary walls. There is also an outbuilding which offers further potential for conversion, and a back gate which provides useful access to the rear lane.

With its ample space arranged over three floors, it makes for the perfect family home. Early inspection is advised.

SITUATION

The house is ideally located within close proximity of the Sirhowy Hill Woodlands, a designated local nature reserve that is popular with walkers. The town of Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales. It is steeped in natural history and surrounded by natural beauty. It is well served by schools for all ages at both primary and secondary level. Tredegar is conveniently situated just off the A465 Heads of the Valley link road, providing easy access to Cardiff (approx. 23 miles), Swansea (approx. 40 miles) and beyond.

Accommodation

Entrance

uPVC and obscured double-glazed door into Internal Porch.

Internal porch (3' 1" x 3' 3") or (0.93m x 1.00m)

Tiled flooring, smooth ceiling, radiator, white gloss door to Entrance Hallway.

Entrance Hallway (10' 11" x 2' 11") or (3.33m x 0.89m)

Tiled flooring, smooth ceiling, radiator, white gloss door living/dining room, carpeted stairs to first floor.

Living/Dining Room (23' 6" x 12' 7") or (7.17m x 3.83m)

Laminated flooring, smooth ceiling, two radiators, uPVC and double glazed window to front, uPVC and double glazed window to Utility Room, white gloss door to Kitchen.

Kitchen (11' 11" x 8' 2") or (3.63m x 2.49m)

Tiled flooring, smooth ceiling with spotlights, range of cream base and eye level units with tiled splashbacks and stainless sink and drainer, integrated gas hob and electric oven with extractor fan over, space for dishwasher, radiator, uPVC and obscured double-glazed door to Utility Room, uPVC and double-glazed window to rear, white gloss door to Bathroom.

Utility Room (7' 9" x 6' 0") or (2.36m x 1.83m)

Tiled flooring, hygienically clad walls, poly carbonate roof, space for washing machine, space for tumble dryer, space for American fridge/freezer, uPVC and double-glazed windows to rear, uPVC and double-glazed door to rear.

Family Bathroom (8' 1" x 6' 0") or (2.47m x 1.84m)

Tiled flooring, smooth ceiling with spotlights, panel-enclosed bath, wash hand basin with vanity unit beneath, white gloss door to cupboard housing 'Vaillant' combi-boiler, radiator, extractor fan, uPVC and obscured double-glazed door to rear, white gloss door to W/C.

WC (4' 0" x 2' 7") or (1.23m x 0.80m)

Tiled flooring and tiled walls, smooth ceiling, W/C, uPVC and obscured double-glazed window to rear.

L-shaped Landing (14' 6" x 4' 9" Max) or (4.41m x 1.45m Max)

Carpet as laid, smooth ceiling, white gloss doors to Bedrooms, white gloss doors to Attic Room, uPVC and double-glazed window to rear.

Bedroom 1 (10' 8" x 8' 8") or (3.26m x 2.64m)

Laminated flooring, smooth ceiling, full width mirrored wardrobes, radiator, uPVC and double glazed window to rear.

Bedroom 2 (8' 10" x 8' 10") or (2.70m x 2.68m)

Laminated flooring, smooth ceiling, radiator, uPVC and double-glazed window to front.

Bedroom 3 (8' 9" x 8' 10") or (2.67m x 2.68m)

Carpet as laid, smooth ceiling, radiator, uPVC and double-glazed window to front.

Attic room (16' 5" x 14' 11" Max) or (5.01m x 4.55m Max)

Carpet as laid, smooth ceiling with spotlights, two Velux windows to rear, doors to under eaves storage.

Outside/Rear

Concrete yard seating area with steps leading to large brick paved low maintenance level garden within boundary walls. Pedestrian access to rear lane.

Outside Store Room (12' 10" x 4' 10") or (3.90m x 1.47m)

Brick and stone outbuilding with corrugated roof and two single glazed windows.

Services

Mains water, mains electricity, mains drainage, mains gas

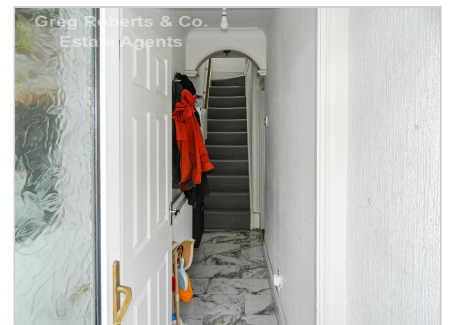
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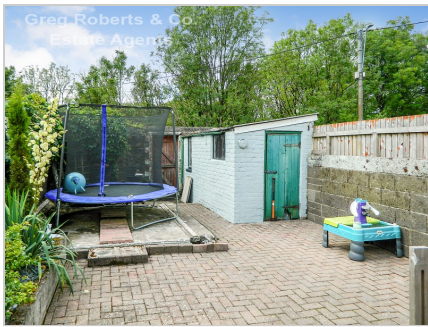
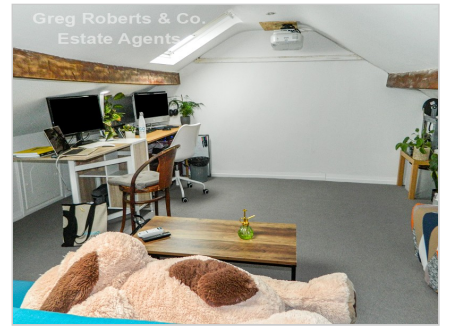
Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





Greg Roberts & Co.
Estate Agents



EST. 2010

GR&CO

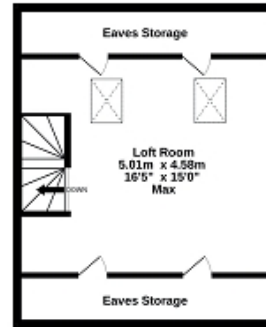
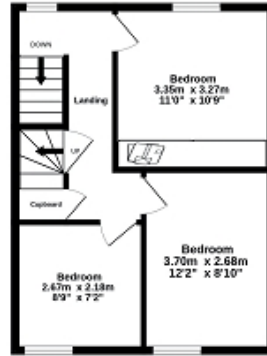
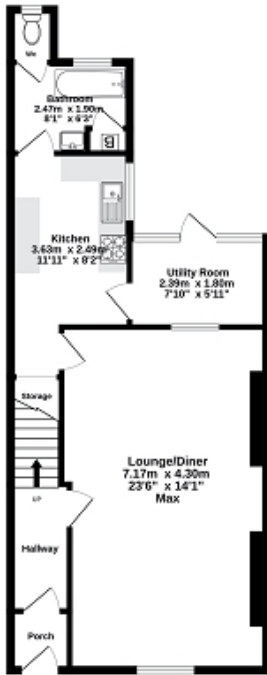
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Ground Floor
97.5 sq.m. (1019 sq ft.) approx.

1st Floor
35.4 sq.m. (414 sq ft.) approx.

2nd Floor
35.4 sq.m. (382 sq ft.) approx.



TOTAL FLOOR AREA: 131.4 sq.m. (1414 sq ft.) approx.

We do every effort to ensure the accuracy of the floorplan contained here. 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.
Made with Blueplan 02022



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.