



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Haven House Charles Street Tredegar

£280,000



- Stylish Four Double Bedroom Semi-Detached Home
- Spacious Living Accommodation Across Three Floors
- Master With Ensuite Shower Room Plus Three Double Bedrooms
- Superb Modern Kitchen / Diner With Integrated Appliances And Adjoining Sun Room With French Doors To Rear
- First Floor Bathroom Suite | Ground Floor W.C.
- Rear Enclosed Landscaped Garden With Side Access
- Viewing Highly Recommended
- Driveway Parking For Several Vehicles
- Conveniently Located Close To A465 Link Road, Brynbach Park & Town Centre
- Energy Efficient (Rating: B) | Under Architect's Certificate (PCC) Warranty

Ref: PRA10858

Viewing Instructions: Strictly By Appointment Only



General Description

This superbly stylish four double bedroom family home boasts spacious and modern living space with an enclosed garden to the rear and driveway parking for several vehicles. Conveniently located close to the town centre and the local nature reserve, Bryn Bach Park, yet with easy access to the A465 link road.

Newly constructed in 2022 to an individual and thoughtful design, Haven House comes complete with an architect's certificate (PCC) for peace of mind. Offering over 1430 square foot of living accommodation spanning across three floors, this property has been meticulously finished to include oak doors, porcelain flooring and spotlights throughout. The ground floor comprises of a beautiful hallway, leading to a large reception, WC and a simply stunning open plan kitchen / diner with a sun room offering a separate space for a family area. The modern kitchen boasts sleek gloss cabinetry, integrated appliances to include double oven, microwave, dishwasher and fridge/freezer, and ample storage space. The large dining area seamlessly flows into the sun room whereby french doors open onto the rear garden patio area.

Located on the first floor is a principal bedroom with en-suite shower room, two further double bedrooms and a family bathroom. To the second floor is another good-sized double bedroom with roof windows creating an abundance of light. The property further benefits from driveway parking for several vehicles, external side access and a rear enclosed, low maintenance garden laid to paved patio areas and artificial lawn with wrought iron and modern feathered grey fencing borders.

Internal inspection of this beautiful family home is highly recommended!

SITUATION

Sitting in a desired location to the north of the town, the property is within close proximity to local amenities, transport links and green spaces.

Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales. Steeped in natural history and surrounded by natural beauty, it offers great outdoor spaces to discover and enjoy. The popular Bedwellty Park and Bryn Bach Park are a short distance away and the famous Brecon Beacons (Bannau Brycheiniog) and all the beauty this has to offer is within half hour drive. It is well served by schools for all ages at both primary and secondary level.

For commuters, 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. The nearby train stations in Ebbw Vale and Rhymney offer regular direct routes to the city of Cardiff within the hour.

ADDITIONAL INFORMATION

EPC Rating: B | Tenure: Freehold | Council Tax Band: E

Local Authority | Blaenau Gwent County Council

Services | We are advised that the property is connected to mains electricity, gas, water and drainage.

Broadband | Standard and ultrafast broadband is available according to OFCOM, subject to providers terms and conditions.

Mobile | Three and O2 - Likely indoor coverage. O2 EE, Three, Vodafone - Likely outdoor coverage according to OFCOM.

Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

Accommodation

Entrance

uPVC and obscured double-glazed grey door into Entrance Hallway.

Entrance Hallway (14' 2" x 3' 4") or (4.32m x 1.01m)

Porcelain tiled flooring, smooth ceiling with spotlights, radiator, oak door to W.C., oak fire door to Living Room, oak fire door to Kitchen / Dining Room, carpeted stairs to first floor.

WC (5' 8" Max x 2' 10" Max) or (1.72m Max x 0.87m Max)

Porcelain tiled flooring, smooth ceiling, wash hand basin with vanity unit beneath, W.C., radiator, uPVC and obscured double-glazed window to side.

Living Room (16' 5" x 10' 8") or (5.00m x 3.26m)

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

Kitchen / Diner (17' 9" x 13' 4") or (5.40m x 4.06m)

Porcelain tiled flooring, smooth ceiling with spotlights, range of grey gloss base and eye level units with tiled splashbacks, resin sink, integrated five burner gas hob with stainless steel extractor fan over, integrated double oven, integrated microwave, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, radiator, cupboard housing a wall mounted "Baxi" combi boiler, uPVC and double glazed window to rear, entrance to Sun Room.

Sun Room (10' 5" x 8' 9") or (3.17m x 2.66m)

Porcelain flooring, smooth ceiling with spotlights, radiator, uPVC and double glazed French doors to rear, uPVC and double glazed window to rear.

Landing (10' 10" Max x 10' 1" Max) or (3.30m Max x 3.08m Max)

Carpet as laid, smooth ceiling, radiator, oak fire doors to Bedrooms, oak door to Bathroom, oak door to useful storage cupboard. Oak fire door and carpeted stairs to second floor / Attic Room.

Bedroom 1 (13' 5" Max x 7' 10" Max) or (4.08m Max x 2.38m Max)

Carpet as laid, smooth ceiling with spotlights, radiator, uPVC and double glazed window to rear.

Bedroom 2 (13' 1" Max x 9' 8" Max) or (3.99m Max x 2.95m Max)

Carpet as laid, smooth ceiling with spotlights, radiator, oak door to Ensuite, uPVC and double glazed window to rear.

En Suite (7' 1" x 4' 1") or (2.16m x 1.24m)

Tiled flooring, tiled walls, smooth ceiling with spotlights, extractor fan, double shower enclosure with mains shower, W.C., wash hand basin with vanity unit beneath, chrome vertical radiator.

Bedroom 3 (12' 1" Max x 10' 0" Max) or (3.68m Max x 3.05m Max)

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

Family Bathroom (7' 3" x 5' 7") or (2.21m x 1.69m)

Tiled flooring, tiled walls, smooth ceiling with spotlights, extractor fan, P-shaped bath with main shower over, wash hand basin with vanity unit beneath, W.C., uPVC and obscured double glazed window to front.

Bedroom 4 (16' 7" Max x 14' 2") or (5.06m Max x 4.32m)

Carpet as laid, smooth ceiling with spotlights, two roof windows to rear, radiator.

Front of property

Tarmac driveway with parking for 5+ vehicles, side entrance to rear, all within boundary walls and fencing.

Rear Garden

Large patio area laid to sandstone paving with steps leading up to level artificial lawned area with wrought iron fencing, all within boundary walls and grey feathered fencing.

Services

Mains water, mains gas, mains drainage, mains electricity

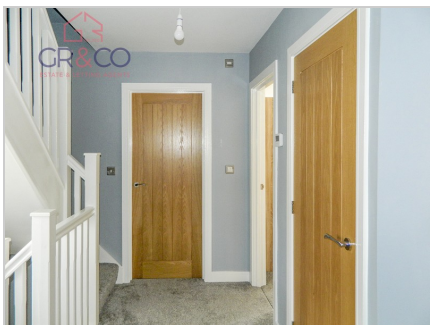
EPC Rating:85

Tenure

We are informed that the tenure is Freehold

Council Tax

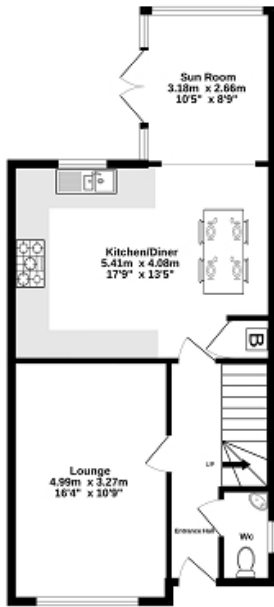
Band E



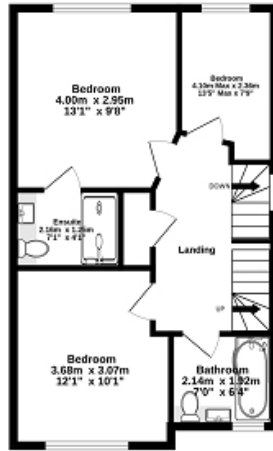


A dark blue banner containing the GR&CO logo, which includes a stylized house icon and the text "GR&CO EST. 2010". Below the logo, the text "SALES & LETTINGS" and "MORTGAGES & INSURANCE" is displayed. At the bottom, the phone number "01495 723 265" and the website "www.gregrobertsandco.co.uk" are listed.

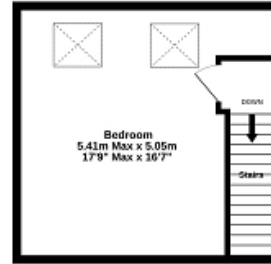
Ground Floor
56.7 sq.m. (630 sq ft.) approx.



1st Floor
48.1 sq.m. (518 sq ft.) approx.



2nd Floor
28.5 sq.m. (306 sq ft.) approx.



TOTAL FLOOR AREA: 133.3 sq.m. (1434 sq ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given as to their operability or efficiency can be given.
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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.