



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Ladies Row
Tredegar
NP22

£125,000



- Three Bedroom Terraced House
- No Onward Chain Complications
- Fitted Kitchen / Breakfast Room
- Large Dual Aspect Living / Dining Room
- Upstairs Family Bathroom
- Low Maintenance Courtyard Style Garden
- Double Glazed Windows & Doors
- Combi-Boiler Heating System
- Close to Local Amenities
- Ideal First Time Buy/Family Home

Ref: PRA10860

Viewing Instructions: Strictly By Appointment Only

General Description

Offered to the market chain free, this lovely three bedroom family home is ideally located within close proximity to good transport links, local amenities and woodland walks.

The living accommodation of this spacious terraced property is arranged over two floors. On the ground floor you enter to a large fitted kitchen/breakfast room with white gloss cabinetry, integrated oven/hob and ample worktop space. Leading off the kitchen is a dual aspect, open plan living/dining room with feature fire surround. Upstairs, there are three bedrooms, two of which have built in wardrobes, and a family bathroom. To the outside, there is an enclosed low maintenance courtyard garden.

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 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.

Council Tax: Band A (Blaenau Gwent County Council)

EPC Rating: TBC

Accommodation

Entrance

uPVC and obscured double-glazed door into Kitchen.

Kitchen (14' 7" x 8' 1") or (4.44m x 2.46m)

Linoleum flooring, wood panelled ceiling, range of white gloss base and eye level units with tiled splashbacks and stainless steel sink and drainer. Integrated gas hob and electric oven, space for washing machine, space for fridge/freezer, radiator, uPVC and double-glazed window to front, uPVC and double glazed window to side, white gloss door to living/dining room.

Living/Dining Room (22' 8" x 13' 4") or (6.92m x 4.07m)

Newly laid carpet, textured ceiling, two radiators, uPVC and double-glazed window to front, uPVC and double-glazed window to rear, uPVC and double-glazed door to rear, carpeted stairs to first floor.

Landing (17' 10" Max x 5' 8" Max) or (5.44m Max x 1.72m Max)

Carpet as laid, textured ceiling, white gloss door to bathroom, white gloss door to bedrooms, white gloss door to cupboard housing 'Worcester' combi-boiler.

Bathroom (6' 5" x 5' 4") or (1.96m x 1.63m)

Linoleum flooring, tiled walls, wood panelled ceiling, panel enclosed bath, wash hand basin, W/C, radiator, uPVC and obscured double-glazed window to side.

Bedroom 1 (9' 4" x 8' 2") or (2.84m x 2.48m)

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

Bedroom 2 (9' 5" Max x 7' 4" Max) or (2.86m Max x 2.23m Max)

Laminated flooring, textured ceiling, full width built in wardrobes, radiator, loft access, uPVC and double-glazed window to front.

Bedroom 3 (10' 11" x 10' 11") or (3.32m x 3.33m)

Laminated flooring, papered ceiling, full width built-in wardrobes, radiator, uPVC and double-glazed window to rear.

Front of property

Low maintenance patio area within boundary walls and fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





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.