



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

River View Bungalow Coach Bach Tredegar, NP22 4RW

£229,950



- Generous Semi-Detached Bungalow
- Substantial Corner Plot and Gardens
- Three Double Bedrooms
- Large Laundry / Utility Room / Office Space
- Private & Very Sought After Location
- Huge Garage / Workshop
- Driveway Parking For Numerous Vehicles
- Level Low Maintenance Rear Garden
- No Onward Chain Complications
- Some Modernisation Required

Ref: PRA10866

Viewing Instructions: Strictly By Appointment Only



General Description

Offered chain free and with huge potential, this spacious three-double bedroom bungalow with garage and outbuildings occupies a generous corner plot with ample parking in a sought after area. Viewing highly recommended!

Situated on a lane off a desirable quiet cul-de-sac location on the Northern side of Tredegar, this house provides the perfect opportunity to put your own stamp on a property. The living accommodation is spread over a single level and requires some modernisation. To the front of the house is a generous driveway, with space for numerous cars, an extensive garage and store room. There is also a tiered garden with established shrubs.

Internally, an entrance porch leads to a central hallway with a good sized sitting room and kitchen off to the right. The kitchen is complemented by a large external utility room. A door to a rear porch gives access to the back garden. There are three double bedrooms in the house, one which looks over the front garden and the other two which look over the rear. The bedrooms are all served by a family shower room to the end of the hallway. The rear garden is easily maintained with a level enclosed terrace - a perfect spot for outdoor dining and entertaining.

In need of some modernisation and with plenty of scope to extend and/or develop (subject to any necessary consent), this property would make for a perfect family home to make your own.

SITUATION

Located in the Upper Sirhowy Valley within the heart of South East Wales, the town is steeped in history and is surrounded by natural beauty. Tredegar is well served by a wide range of local shops, amenities and schools. There are excellent transport links with easy access to the A465 'Heads of the Valley' link road and a short ten-minute drive from Ebbw Vale and Rhymney train stations, which operates services to Cardiff central in less than an hour.

EPC Rating: D

Accommodation

Entrance

uPVC and obscured double-glazed twin doors into Internal Porch.

Internal porch (3' 11" x 4' 0") or (1.19m x 1.21m)

uPVC and double-glazed door into Hallway.

Entrance Hallway

T shaped hallway, laminated wood effect flooring, textured ceiling, white gloss doors to bedrooms, white gloss door to kitchen, white gloss door to bathroom, entrance to living room, uPVC and double-glazed door to rear porch.

Bedroom 1 (13' 10" x 11' 5") or (4.22m x 3.49m)

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

Bedroom 2 (12' 2" x 10' 6") or (3.70m x 3.20m)

Laminated flooring, papered ceiling, radiator, uPVC and double-glazed window to rear.

Bedroom 3 (9' 4" x 8' 9") or (2.85m x 2.67m)

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

Living Room (14' 1" x 11' 5" Max) or (4.29m x 3.48m Max)

Plastic tiled flooring, papered ceiling, cupboard housing 'Valiant' combi-boiler, radiator, uPVC and double-glazed window to front, uPVC and double-glazed window to side.

Kitchen (8' 4" x 7' 10") or (2.55m x 2.40m)

Laminated flooring, smooth ceiling, fitted base units with stainless steel sink and drainer, radiator, extractor fan, uPVC and double-glazed window to side.

Bathroom (6' 4" x 7' 10") or (1.94m x 2.39m)

Laminated flooring, tiled walls, smooth ceiling, corner shower unit with 'Mira' electric shower, pedestal wash hand basin, W/C, radiator, extractor fan, uPVC and double-glazed window to side.

Rear Porch (5' 4" x 2' 7") or (1.62m x 0.80m)

Laminated flooring, textured ceiling, uPVC and obscured double-glazed door to rear.

Utility Room (15' 0" x 9' 3") or (4.57m x 2.83m)

Outbuilding: Tiled flooring, textured ceiling, stainless steel sink and drainer, space for washing machine, electric points, uPVC and double-glazed window to side, hardwood and double-glazed door.

Outside Store Room (9' 7" x 5' 9") or (2.93m x 1.74m)

Store room with electric supply.

Garage (23' 5" x 11' 5") or (7.14m x 3.49m)

Block built, concrete floor, congregated apex roof, entrance to further storage room.

Outside Store Room (13' 11" x 8' 4") or (4.25m x 2.55m)

Storage Room with electric supply.

Front of property

Drive leading through double gates to extensive tarmac parking area for multiple vehicles. Tiered garden within boundary walls and fencing.

Side Garden

Driveway leading to Garage and access to rear garden / outbuildings with lawned area to side.

Rear Garden

Accessed via rear porch and side external gate. Level terrace laid to patio slabs within boundary walls and hedging.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C





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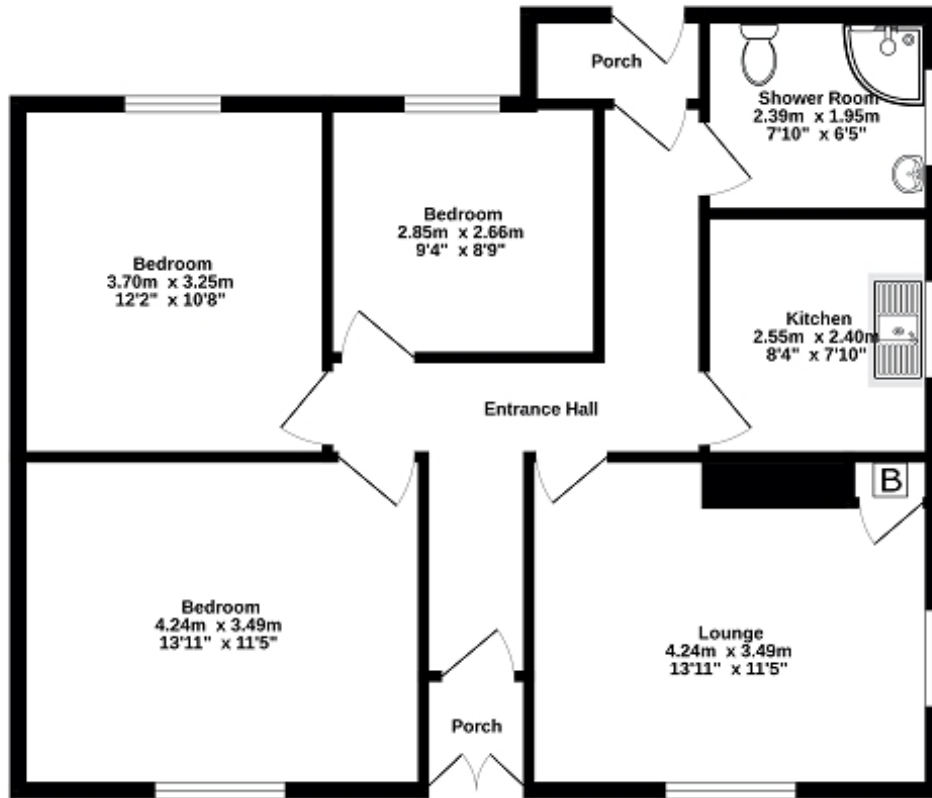
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Ground Floor
72.2 sq.m. (777 sq.ft.) approx.

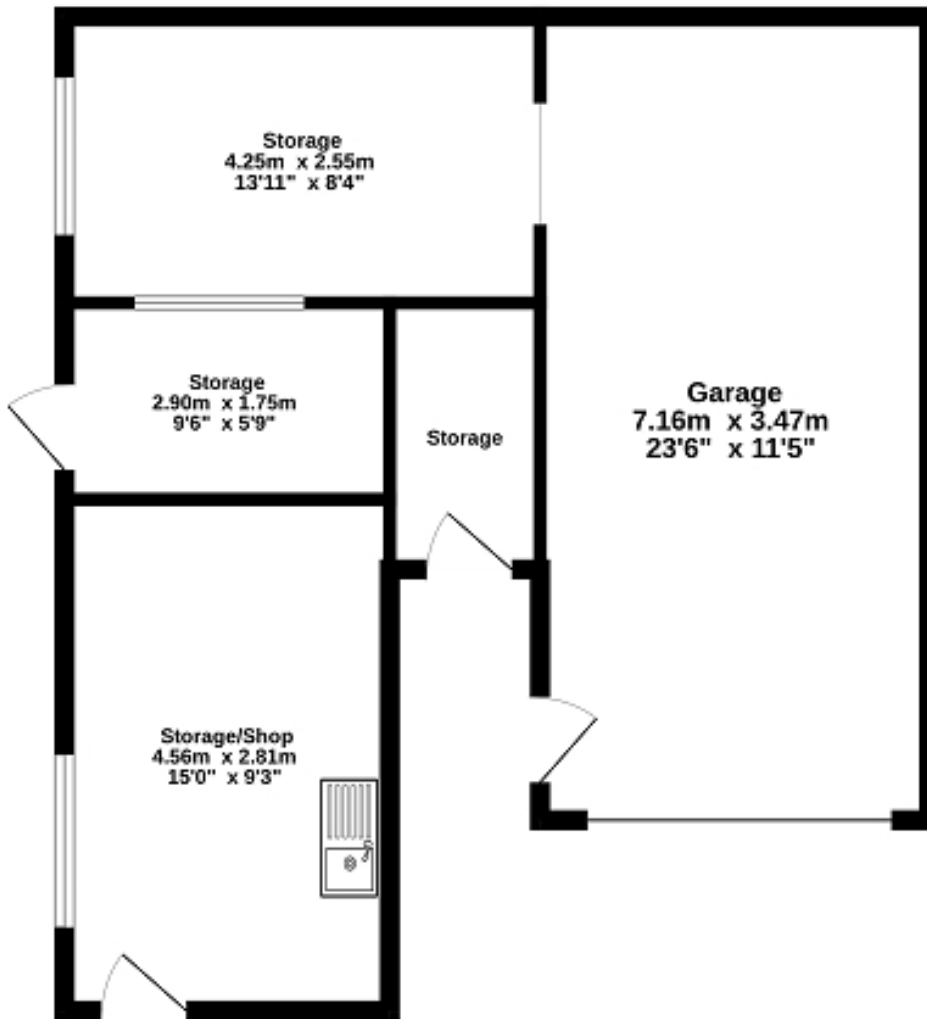


TOTAL FLOOR AREA: 72.2 sq.m. (777 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, areas, 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.
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Ground Floor
57.1 sq.m. (615 sq.ft.) approx.



TOTAL FLOOR AREA : 57.1 sq.m. (615 sq.ft.) approx.

Whilst every attempt has been made 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.
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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.