



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Ashvale  
Tredegar

£144,950



- Stunning Three Bedroom Terraced House
- Beautiful Modern Kitchen With Integrated Appliances And Breakfast Bar
- Contemporary Family Bathroom Suite
- Open Plan Living / Dining Space
- Rear Enclosed Garden & Front Courtyard
- Ideal First Time Buy And/Or Family Home
- Located Close To A Range Of Amenities
- Excellent Transport Links With Nearby A465 Link Road
- Walking Distance Of The Popular Bryn Bach Park
- EPC Rating: C | Council Tax Band: B | Tenure: Freehold

Ref: PRA10878

Viewing Instructions: Strictly By Appointment Only



## General Description

Are you looking for a modern three bedroom family home that is move-in ready? This stunning property is conveniently situated in a popular residential location and offers everything you need for comfortable and stylish living.

Step into the welcoming hallway which leads you through to the bright and spacious open plan living /dining area with porcelain tiled flooring, perfect for entertaining guests or spending quality time with your family. The modern gloss kitchen is a chef's dream, featuring sleek worktops, integrated appliances, breakfast bar and ample storage space. A rear lobby provides convenient access to the rear garden and contemporary family bathroom suite. To the first floor, there are three generously sized bedrooms with beautiful modern design and decor.

To the rear of the property is a wonderful enclosed garden which offers a private outdoor space where you can relax, host barbeques and enjoy the outdoors. There is space for outdoor furniture, gardening, or even a play area for children. To the front is a useful level courtyard space.

### SITUATION

Ashvale is an extremely popular residential area on the outskirts of Tredegar, close to amenities, shops, schools and transport links, making it an ideal choice for families of professionals. You are also conveniently located within walking distance of the beautiful local nature reserve, Parc Bryn Bach.

The town of Tredegar is situated in the heart of South-East Wales. It is steeped in natural history and surrounded by natural beauty. It is well served by schools of all ages at both primary and secondary level. The nearby A465 'Heads of the Valley' link road provides easy access to Cardiff (approx 23 miles), Swansea (approx. 40 miles) and beyond.

## Accommodation

### Entrance

uPVC and double-glazed door into Entrance Hallway.

### Entrance Hallway (9' 4" x 2' 10") or (2.84m x 0.87m)

Tiled flooring, smooth ceiling, radiator, door to Dining Room.

### Dining Room (14' 0" Max x 12' 4" Max) or (4.26m Max x 3.75m Max)

Grey porcelain tiled flooring, smooth ceiling, radiator, entrance to Living Room, entrance to Kitchen.

### Living Room (9' 4" x 10' 6" Max) or (2.85m x 3.21m Max)

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

### Kitchen (9' 10" x 12' 5") or (3.00m x 3.78m)

Grey porcelain tiled flooring, smooth ceiling with spotlights, dark grey gloss base and eye level units, black halogen hob and double oven with extractor fan over, space for fridge-freezer, integrated washing machine, radiator, door to carpeted stairs to first floor, door to Rear Lobby, uPVC and double-glazed window to rear.

### Rear Hall/Lobby (5' 3" x 2' 8") or (1.61m x 0.81m)

Grey porcelain tiled flooring, smooth ceiling with spotlights, radiator, door to Bathroom, uPVC and obscured double-glazed door to rear.

### Bathroom (6' 6" x 5' 7") or (1.97m x 1.69m)

Grey porcelain tiled flooring, smooth ceiling with spotlights, part-tiled walls, panel-enclosed bath with main shower over, W/C, wash hand basin with vanity unit beneath, chrome vertical radiator, extractor fan, uPVC and obscured double-glazed window to rear.

### Landing (5' 9" x 2' 7") or (1.75m x 0.79m)

Carpet as laid, textured ceiling, radiator, white gloss doors to Bedrooms.

### Bedroom 1 (11' 2" Max x 9' 1" Max) or (3.40m Max x 2.78m Max)

Carpet as laid, textured ceiling, radiator, white gloss door to cupboard housing 'Worcester' remote controlled combi-boiler, radiator, uPVC and double-glazed window to rear.

### Bedroom 2 (13' 1" x 8' 3" Max) or (3.98m x 2.51m Max)

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

## Bedroom 3 (10' 2" x 6' 9") or (3.11m x 2.07m)

Carpet as laid, textured ceiling, radiator, loft access, uPVC and double-glazed window to front.

## Front of property

Paved patio forecourt area within boundary walls and gate.

## Rear Garden

Patio seating area with stepped pathway down to level garden flanked with artificial lawn and flower bed. To the rear is steps leading to further paved patio area all within boundary walls and fencing, with a rear gated access to external lane.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:71

## Tenure

We are informed that the tenure is Freehold

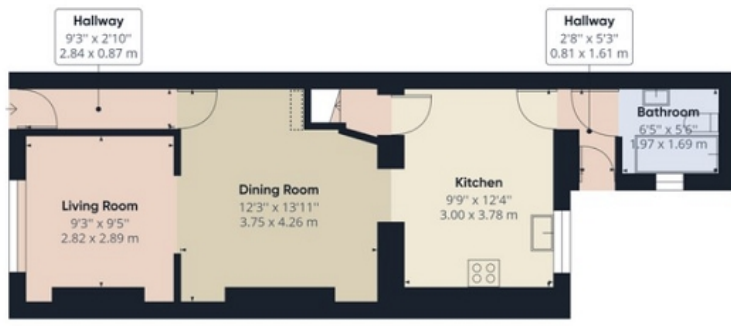
## Council Tax

Band B

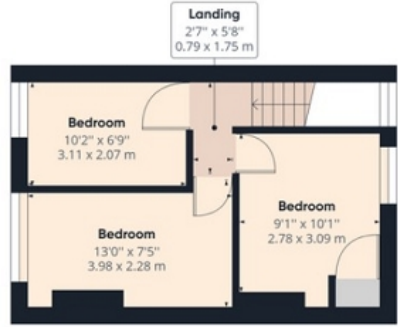


A dark blue banner with the GR&CO logo and contact information. The logo features a stylized house icon with 'GR&CO' text and 'EST. 2010' below it. The text 'SALES & LETTINGS' and 'MORTGAGES & INSURANCE' is in white. The phone number '01495 723 265' and website 'www.gregrobertsandco.co.uk' are also in white.

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Ground Floor



Floor 1

**Approximate total area<sup>11</sup>**  
 764.08 ft<sup>2</sup>  
 70.99 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.