



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Glanhowy Street
Scwrfa
Tredegar.

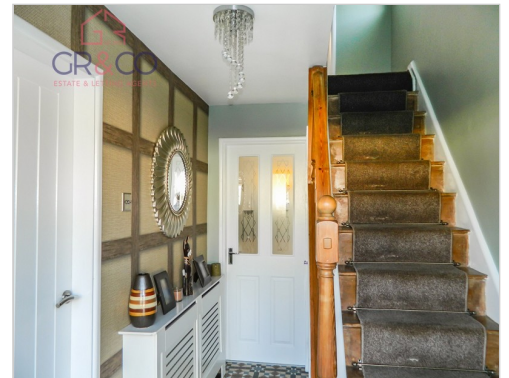
£239,950



- Beautifully Presented Semi-Detached House
- Open Plan Living/Dining Room With French Doors To Rear
- Modern Fitted Kitchen With Breakfast Area
- Contemporary First Floor Bathroom Suite
- Three Good Sized Bedrooms
- Garage And Driveway Parking
- Level Front And Rear Gardens
- Sought After Residential Location
- Recently Fitted New Roof, Combi-Boiler Heating System & Double Glazing Throughout
- EPC Rating: E | Council Tax Band: C | Tenure: Freehold

Ref: PRA10881

Viewing Instructions: Strictly By Appointment Only



General Description

Located on a sought-after residential street with garage and driveway parking, this beautifully presented three bedroom semi-detached family home boasts modern living accommodation throughout.

The property has been extremely well-maintained and improved by the current owners to create a warm and welcoming home. The ground floor comprises an entrance hall that leads to a generously appointed living/dining room with feature french doors that open on to the garden. To the rear there is a modern fitted kitchen/breakfast room. Upstairs, there are two front facing double bedrooms, and a single bedroom, all served by a stylish four piece family bathroom.

The house is set back behind a walled frontage with pretty area of lawned garden and driveway providing parking for 2+ cars leading to a single garage. The low maintenance level rear garden comprises of a lawned area and a variety of decked and printed concrete seating areas, conveniently with both internal and external side access. Additional benefits include a combi-boiler heating system, double glazed windows and doors throughout, and a new roof which was fitted less than two years ago.

SITUATION

Conveniently situated on the Northern side of Tredegar within close proximity to the A465 link road and within walking distance of the popular local nature reserve, Bryn Back Parc. Alongside local convenience stores, the town offers all the necessary amenities to include a choice of primary schools and a secondary school. For commuters, the nearby train stations in Ebbw Vale and Rhymney offer regular direct routes to the city of Cardiff within the hour.

Accommodation

Entrance

Composite and obscured double-glazed door into Entrance Hallway.

Entrance Hallway (9' 8" x 6' 2" Max) or (2.94m x 1.88m Max)

Tiled flooring, smooth ceiling, radiator, white gloss door to Living/Dining Room, white gloss door to under stairs storage cupboard, white gloss door to Kitchen, Carpeted stairs to first floor.

Kitchen (9' 11" x 8' 6") or (3.03m x 2.59m)

Tiled flooring, smooth ceiling, range of base and eye level units with tiled splashbacks, stainless steel sink and drainer, integrated gas hob and electric oven with extractor fan over, space for washing machine, space for fridge-freezer, uPVC and double-glazed window to side, uPVC and double-glazed window to rear, uPVC and obscured double-glazed door to rear.

Living/Dining Room (19' 6" x 12' 4" Max) or (5.95m x 3.76m Max)

Laminated flooring, smooth ceiling, two radiators, uPVC and double-glazed window to front, uPVC and double-glazed patio doors to rear.

Landing (9' 1" x 2' 7") or (2.76m x 0.80m)

Carpet as laid, smooth ceiling, white gloss door to Bathroom, white gloss doors to Bedrooms, access to fully boarded and insulated loft, uPVC and double glazed window to side.

Bathroom (6' 3" x 6' 9") or (1.91m x 2.06m)

Tiled flooring, part tiled walls, smooth ceiling with spotlights, extractor fan, panel-enclosed bath with electric shower over, wash hand basin with vanity unit beneath, W.C., radiator, wall-mounted 'Baxi' combi-boiler, uPVC and obscured double-glazed window to rear.

Bedroom 1 (10' 0" Max x 8' 8" Max) or (3.06m Max x 2.65m Max)

L-shaped, laminated flooring, smooth ceiling, radiator, uPVC and double-glazed window to front.

Bedroom 2 (13' 0" x 9' 5") or (3.96m x 2.88m)

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

Bedroom 3 (12' 2" x 6' 8") or (3.72m x 2.04m)

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

Front of property

Printed concrete driveway for several vehicles. Garden mainly laid to lawn with gated access to rear.

Garage (17' 4" x 8' 0") or (5.28m x 2.45m)

Brick built, concrete flooring, corrugated roof, electric points, up and over door.

Rear Garden

Enclosed level garden comprising of mixed surfaces to include printed concrete, lawn and decked areas all within boundary fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:46

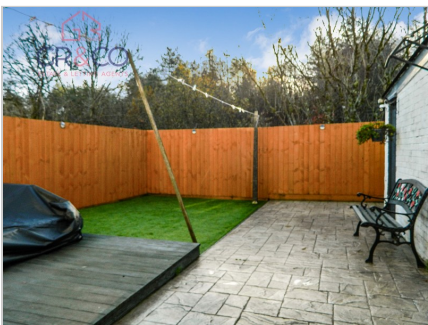
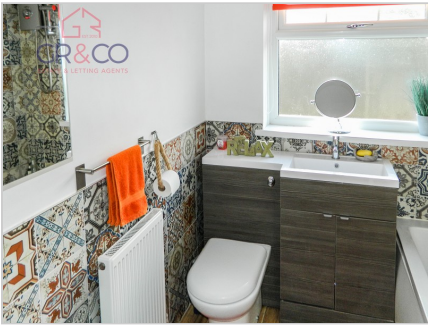
Tenure

We are informed that the tenure is Freehold

Council Tax

Band C





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EST. 2010
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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.