



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Bryn Meadow Close Tredegar

£235,000



- Detached Two Double Bedroomed Bungalow
- Situated In Sought After Residential Location
- Walking Distance Of The Beautiful Parc Bryn Bach
- Large Living/Dining Room With Scenic Views
- Fitted Kitchen With Side External Access
- Easily Accessible Shower Room
- Driveway Parking For Several Vehicles
- East Facing Low Maintenance Rear Garden
- Conservatory with Garden Views
- EPC Rating: D | Council Tax Band: C | Tenure: Freehold

Ref: PRA10882

Viewing Instructions: Strictly By Appointment Only

General Description

A fantastic opportunity to purchase this beautiful detached bungalow located on a quiet residential cul-de-sac in the sought after area of Bryn Meadow, a short walk from the popular Bryn Bach Park. Benefiting from two double bedrooms, a conservatory, a driveway parking, this versatile home is perfect for anyone looking to downsize to a peaceful yet convenient location.

Boasting an enviable, elevated position, the property is in close proximity to a range of amenities and countryside walks, and a short distance from the town and the A465 link road, providing great transport links.

As you step inside, you are greeted with a delightful entrance hallway and impressive oak doors throughout. There is a generously sized dual aspect living/dining room with feature fireplace and picturesque views of the surrounding park to the front. The modern kitchen is fitted with a range of shaker style base and eye level cupboards, accompanied with an electric oven and gas hob with extractor hood over. To the rear aspect, there are two well-proportioned double bedrooms, one of which opens onto a large bright conservatory room - a perfect spot for linking your indoor and outdoor space. The contemporary shower room comprises of neutral wall tiles, a vanity unit with hand basin, a W.C. and an accessible shower enclosure. Practical touches include external side access from the kitchen, a separate W.C., several useful storage cupboards and a fully-boarded loft space.

OUTSIDE

Externally, the property benefits from a driveway providing ample off road parking for several vehicles. Steps lead up to the entrance pathway adjoining a low maintenance tiered area comprising of gravel and established shrubs. The easterly facing enclosed rear garden is wonderfully private and enjoys the sun throughout the day. There are three sheds (one with electric supply) which provide an ideal for storing garden items and tools.

This delightful property offers the perfect opportunity for buyers to add their own stamp, creating a truly special home. Don't miss out – book a viewing today!

Accommodation

Entrance

uPVC and obscured double-glazed door into Entrance Hallway.

Entrance Hallway (7' 0" x 4' 0") or (2.14m x 1.23m)

Laminated flooring, textured ceiling, oak door to W.C., oak door to storage cupboard, oak partially glazed door to Living/Dining Room.

Living/Dining Room (21' 11" x 11' 9") or (6.68m x 3.57m)

Carpet as laid, textured ceiling, marble fire place with electric coal affect fire, two radiators, oak door to Kitchen, oak door to Inner Hallway, uPVC and double-glazed window to front, uPVC and double-glazed window to side.

Kitchen (11' 0" x 9' 10") or (3.35m x 3.00m)

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

Inner Hallway (6' 6" x 3' 0") or (1.98m x 0.92m)

Carpet as laid, textured ceiling, oak door to storage cupboard, oak door to Bathroom, oak doors to Bedrooms, loft access. Loft is accessed via a pull down ladder and is fully boarded.

Bathroom (6' 10" x 6' 9") or (2.08m x 2.07m)

Non-slip flooring, tiled walls, textured ceiling with spotlights, walk-in shower with 'Mira' electric shower, wash hand basin with vanity unit beneath, W.C., radiator, uPVC and obscured double-glazed window to side.

Bedroom 1 (11' 0" Max x 10' 9" Max) or (3.36m Max x 3.27m Max)

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

Bedroom 2 (12' 0" x 11' 1") or (3.67m x 3.37m)

Carpet as laid, textured ceiling, radiator, uPVC and double-glazed doors to Conservatory.

Conservatory (12' 3" x 8' 7") or (3.74m x 2.62m)

Tiled flooring, poly-carbonate roof, with full uPVC and double-glazed windows all round, uPVC and double-glazed double doors to rear.

Front of property

Steps leading to low maintenance patio forecourt entrance with established shrubs/hedgegrow. Tarmac driveway providing easy access to front and side entrance with iron gates leading to rear garden.

Rear Garden

Paved patio seating area and raised decking with border planters. There are three storage sheds (one with electric supply), all within boundary walls and fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

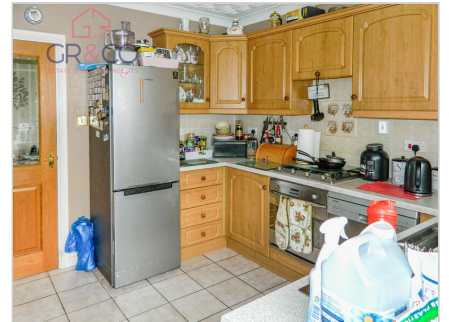
EPC Rating:67

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D






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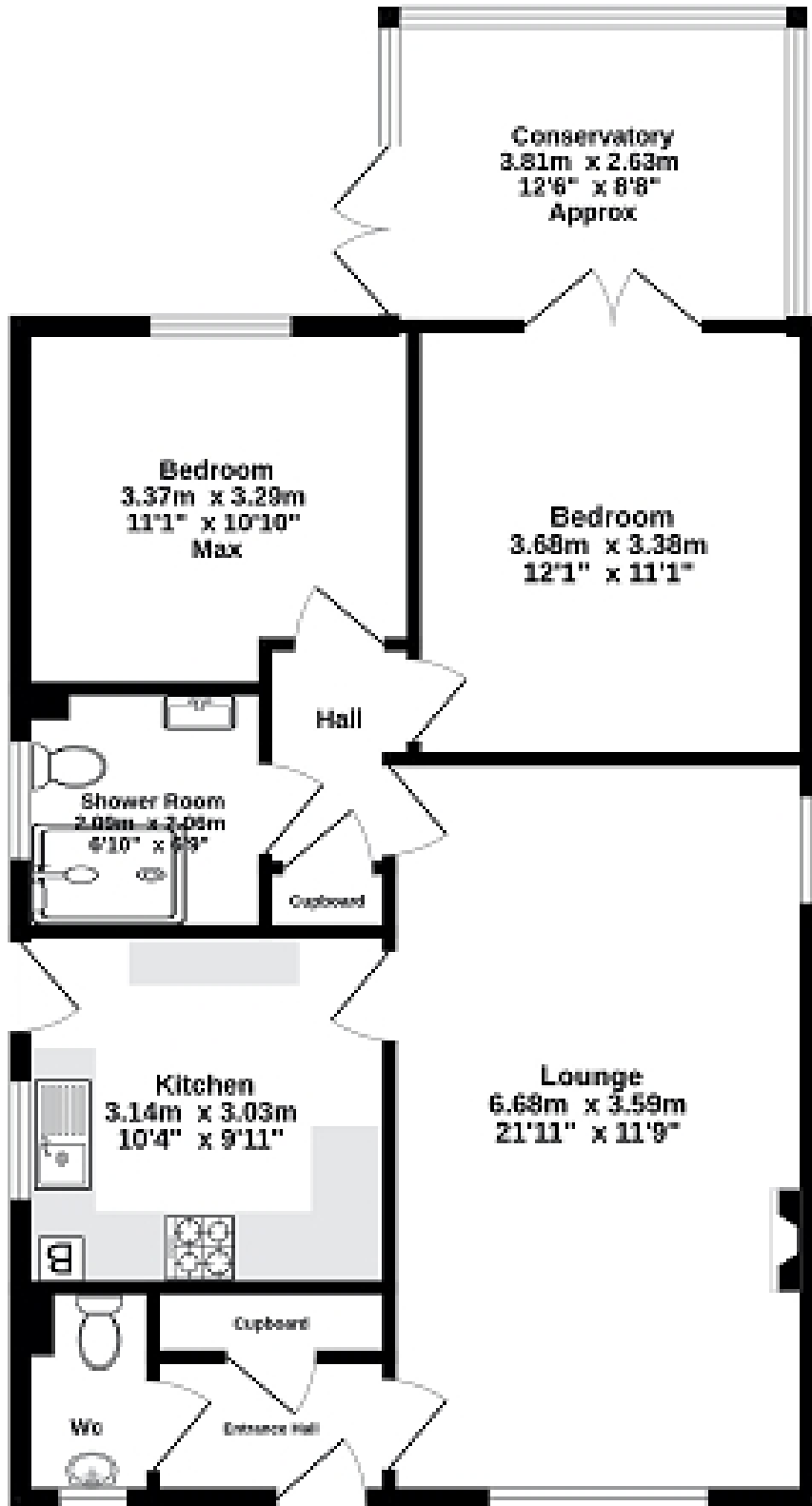

EST. 2010

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Ground Floor
75.7 sq.m. (815 sq.ft.) approx.



TOTAL FLOOR AREA: 75.7 sq.m. (815 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other details 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.

Issue with telemap: 02/2023



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.