



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Rhyd Terrace Tredegar

£139,950



- Beautifully Presented Terraced House
- Two Good Sized Bedrooms
- Spacious Living/Dining Room With French Doors To Rear
- Situated In Sought After Location
- Modern Fitted Kitchen With Breakfast Bar
- Contemporary Family Bathroom
- Low Maintenance Rear Enclosed Garden
- Close To Allotments And Parks
- Walking Distance To Primary And Secondary Schools
- EPC Rating: D | Tenure: Freehold | Council Tax Band: B

Ref: PRA10896

Viewing Instructions: Strictly By Appointment Only



General Description

This beautifully presented period terraced house is located in a highly sought after residential street in the Georgetown area of Tredegar. Within walking distance of open countryside, local amenities and good schools.

This wonderful home has been well maintained by the current owners providing a modern family living space throughout. Entering the hallway with its luxurious high ceiling, leads you to the light and spacious living/dining room with modern feature fire place and french doors to the rear garden. The family kitchen/breakfast room briefly comprises of modern shaker style fitted units complete with a useful breakfast bar area. There is a rear lobby providing access to the contemporary family bathroom which completes the ground floor living accommodation. Upstairs, there are two good sized light-filled bedrooms with ample storage.

OUTSIDE

The enclosed north-easterly rear facing garden boasts multi-level low maintenance patio areas, creating perfect spots for dining al-fresco whilst overlooking the surrounding views of the valley. For added convenience, there is gated access to the rear lane. On-street parking is available to the immediate front of the property.

SITUATION

Conveniently located in the Georgetown area with beautiful open countryside and woodland views to the rear yet within walking distance to the local schools, allotments and play park. The property is within half a mile of the popular Bedwellty Park and Tredegar town centre which offers a range of shops, supermarkets and leisure facilities. On the outskirts of the town is the fantastic Parc Bryn Bach with plenty of outdoor activities for all ages and abilities within the 340 acres of space.

The town of Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales. Steeped in natural history and surrounded by natural beauty, it offers great outdoor spaces to discover and enjoy. The famous Brecon Beacons (Bannau Brycheiniog) and all the beauty this has to offer is within half hour drive. 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.

ADDITIONAL INFORMATION

Local Authority | Blaenau Gwent County Council

Services | We are advised that the property is connected to mains electricity, gas, water and drainage. Superfast broadband is available according to OFCOM.

Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

Accommodation

Entrance

uPVC and obscured double-glazed door into Entrance hallway.

Entrance Hallway (13' 4" x 2' 9") or (4.06m x 0.84m)

Laminated flooring, textured ceiling, radiator, door to Living/Dining Room, carpeted stairs to first floor.

Living/Dining Room (22' 10" x 12' 8" Max) or (6.95m x 3.87m Max)

Carpet as laid, textured ceiling, two radiators, uPVC and double-glazed window to front, uPVC and double-glazed patio doors to rear, door to Kitchen, door to useful under stairs storage cupboard.

Kitchen (11' 11" x 9' 1") or (3.63m x 2.76m)

Tiled flooring, textured ceiling, range of base and wall units, tiled splashbacks, stainless steel sink and drainer, space for cooker, space for fridge-freezer, space for washing machine, white gloss door to pantry storage cupboard, radiator, uPVC and double-glazed window to side, white gloss door to Rear Lobby.

Rear Lobby (3' 1" x 2' 9") or (0.94m x 0.84m)

Tiled flooring, textured ceiling, white gloss door to Bathroom, uPVC and obscured double-glazed door to rear.

Bathroom (9' 1" x 5' 5") or (2.77m x 1.66m)

L-shaped room, tiled flooring, tiled walls, smooth ceiling, panel-enclosed bath with Triton electric shower, wash hand basin with vanity unit beneath, W/C, extractor fan, radiator, uPVC and obscured double-glazed window to side, uPVC and obscured double-glazed window to rear.

Landing (13' 0" x 5' 3" Max) or (3.97m x 1.60m Max)

Carpet as laid, smooth ceiling, radiator, doors to bedrooms, loft access, uPVC and double-glazed window to rear.

Bedroom 1 (9' 7" x 9' 9") or (2.92m x 2.96m)

Carpet as laid, textured ceiling, full width built in wardrobes, radiator, uPVC and double-glazed window to rear.

Bedroom 2 (15' 1" x 9' 5") or (4.61m x 2.88m)

Carpet as laid, textured ceiling, full width built-in wardrobes with double doors to further wardrobe housing wall-mounted 'Baxi' combi-boiler, radiator, two uPVC and double-glazed windows to front.

Rear Garden

Courtyard area with steps leading to low maintenance tiered patio areas. There is gated pedestrian access to the rear lane.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

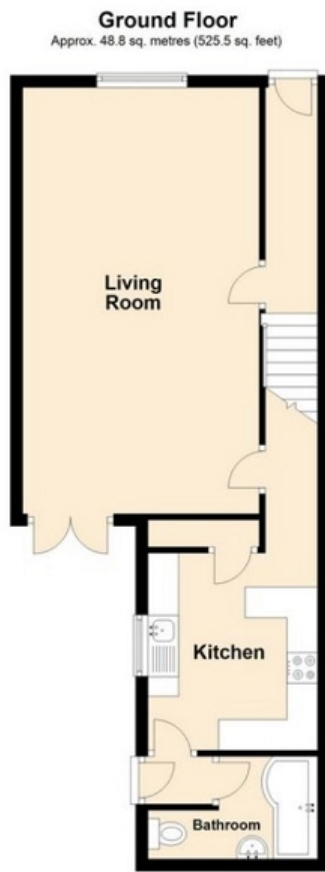
Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





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.