



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Church Street
Tredegar

£159,950



- Substantial Victorian Terraced Family Home
- Three Generously Sized Double Bedrooms
- Two Large Reception Rooms With Feature Fireplaces
- Kitchen / Breakfast Room Plus Separate Utility Room
- Original Period Features Throughout
- Requires Modernisation | No Onward Chain
- First Floor Family Bathroom | Ground Floor W/C
- Rear Garden With External Access
- Short Walk To The Town Centre And All Amenities
- EPC Rating: E | Council Tax Band: C | Tenure: Freehold

Ref: PRA10895

Viewing Instructions: Strictly By Appointment Only

General Description

Offered chain free, this substantial three double bedroom mid terrace family home, which boasts a wealth of original period features and charm, is ideally situated close to town and local amenities. With some modernisation throughout, this property would make for a wonderful family home.

This spacious property offers over 1550 sq.ft of versatile living accommodation with many stunning period features including parquet flooring, high ceilings, covings, architraves, fireplaces, stained glass and a bay window. The internal ground floor comprises an entrance porch leading to a beautiful entrance hallway. There are two large reception rooms with feature fireplaces and a kitchen/breakfast room. For added convenience there is a separate utility room, storage and ground floor W/C. To the first floor, there are three generous double bedrooms all served by a bathroom and a separate W/C. Externally the property boasts an enclosed private rear garden comprising of a courtyard and lawned area. A rear gate provides pedestrian access to the side road.

SITUATION

Conveniently located within walking distance to Tredegar town centre which offers a range of shops, supermarket 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. Ultrafast 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

Hardwood and obscured glazed door into Internal Porch.

Internal porch (2' 7" x 5' 8") or (0.80m x 1.73m)

Original tiled flooring, part tiled walls, smooth ceiling, hardwood door with stained glass window into Entrance Hallway.

Entrance Hallway (20' 6" x 5' 11" Max) or (6.25m x 1.80m Max)

Carpet as laid (over parquet flooring), door to Reception Room One, door to Reception Room Two, door to useful storage cupboard, door to Kitchen/Breakfast Room, radiator, carpeted stairs to first floor.

Reception Room 1 (14' 1" Max x 14' 7" Max) or (4.29m Max x 4.45m Max)

Carpet as laid, papered ceiling, electric coal effect fire, radiator, hardwood and single glazed bay window to front.

Reception Room 2 (16' 9" Max x 12' 0" Max) or (5.11m Max x 3.67m Max)

Carpet as laid, papered ceiling, radiator, coal effect electric fire, uPVC and double-glazed window to rear.

Kitchen / Breakfast / Family Room (22' 9" x 20' 0" Max) or (6.94m x 6.09m Max)

Carpet as laid, range of base units, stainless steel sink and drainer, wall-mounted 'Ideal' gas boiler, wall hung gas fire place, door to useful under stairs storage cupboard, two radiators, two uPVC and double-glazed windows to side, door to Utility Room.

Utility Room

Linoleum flooring, textured ceiling, radiator, sliding door to storage cupboard, door to W/C, uPVC and double-glazed window to side, uPVC and double-glazed window to rear, uPVC and double-glazed door to rear.

Landing (13' 4" x 10' 2") or (4.06m x 3.09m)

Carpet as laid, papered ceiling, doors to Bedrooms, door to Bathroom, door to W/C, doors to built in storage cupboard, loft access.

Bathroom (6' 7" x 7' 3") or (2.01m x 2.22m)

Carpet as laid, smooth ceiling, tiled walls, panel enclosed bath, uPVC and obscured double-glazed window to side.

WC (5' 5" x 2' 6") or (1.65m x 0.77m)

Carpet as laid, smooth ceiling, W/C, single obscured glazed window to side.

Bedroom 1 (18' 6" x 13' 4") or (5.65m x 4.06m)

Carpet as laid, papered ceiling, radiator, two uPVC and double-glazed windows to front.

Bedroom 2 (13' 0" x 12' 2" Max) or (3.97m x 3.71m Max)

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

Bedroom 3 (10' 8" Max x 10' 1" Max) or (3.24m Max x 3.08m Max)

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

Rear Garden

Courtyard area with level garden mainly laid to lawn with gated access to side.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:45

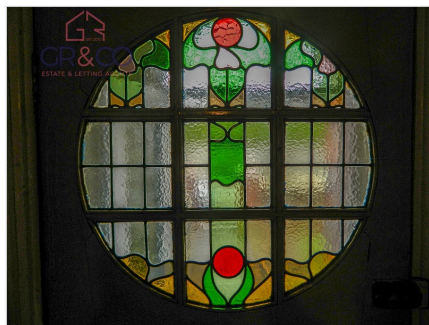
Tenure

We are informed that the tenure is Freehold

Council Tax

Band C

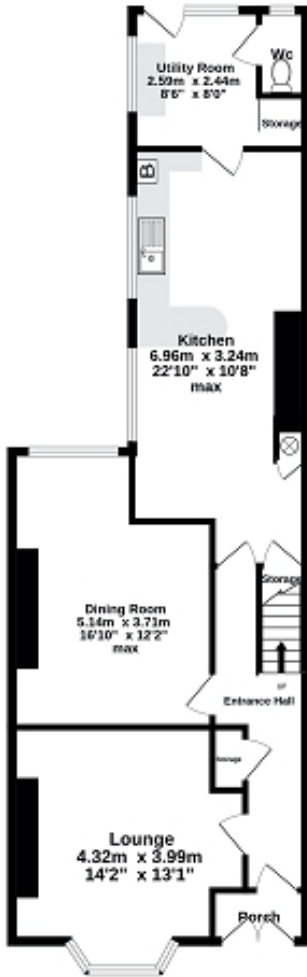






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01495 723 265
www.gregrobertsandco.co.uk

Ground Floor
74.9 sq.m. (327 sq.ft.) approx.



1st Floor
61.3 sq.m. (259 sq.ft.) approx.



TOTAL FLOOR AREA: 136.2 sq.m. (1456 sq.ft.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, stairs 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.
Made with: METROPLAN 12/24

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.