



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Bryn Rhosyn  
Merthyr Road  
Tredegar

£299,950



- Stunning Detached Three Bedroom Bungalow
- Highly Favoured Cul-De-Sac Location Close To Bryn Bach Parc
- Spacious Living / Dining Room With Feature Bay Window
- Beautiful Light Filled Solid Roof Conservatory With Skylights
- Master With Ensuite And French Doors To Garden
- Detached Single Garage Plus Driveway Parking
- Well Maintained Front And Rear Gardens
- No Onward Chain Complications
- Excellent Transport Links | Short Drive To A465
- EPC Rating: C | Council Tax Band: D | Tenure: Freehold

Ref: PRA10900

Viewing Instructions: Strictly By Appointment Only



## General Description

Greg Roberts & Co are delighted to offer this most attractive detached three bedroom bungalow, occupying a substantial cul-de-sac location within a highly favoured residential area. With no onward chain, early inspection of this beautiful property is advised.

Situated only a short distance to the open spaces of Bryn Bach Parc Nature Reserve, this property is perfectly positioned to enjoy the lovely local walks on offer. The well proportioned accommodation presents spacious living along with many pleasing features to include three bedrooms, a fitted kitchen, a large bay fitted lounge/diner with french doors and a wonderful light-filled, solid roof conservatory with garden views. The principle bedroom boasts an ensuite shower room and french doors to the rear garden. Two further good sized bedrooms and a family bathroom complete the internal living space.

Externally the property benefits a level enclosed rear garden with storage shed and side access. To the front aspect the brick paved driveway provides off-street parking, with a detached single garage giving vehicle access via an electric up and over door. Furthermore, the bungalow is double glazed throughout and is gas central heated via a combination boiler.

Overall, this bungalow is the perfect place to call home.

### SITUATION

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

uPVC and obscured double glazed door into Internal Porch.

### Internal porch

Tiled flooring, textured ceiling, uPVC and obscured double doors into Entrance Hallway.

### Entrance Hallway

L-shaped with carpet as laid, textured ceiling, white gloss door to Living Room, white gloss door to Kitchen, white gloss door to Bathroom, white gloss doors to Bedrooms, white gloss door to useful under stairs storage cupboard, loft access.

### Living Room

### Dining Room

### Kitchen

Tiled flooring, textured ceiling, range of white gloss base and eye level units, tiled splashbacks, two stainless steel sink and drainers, space for fridge-freezer, space for washing machine, gas hob with extractor fan over, electric oven, radiator, uPVC and double glazed window to rear/conservatory, uPVC and double-glazed door to conservatory,.

### Conservatory

Solid roof with skylights, laminated flooring, smooth ceiling, radiator, uPVC and double glazed windows all round, uPVC and double glazed door to side/rear garden.

### Bathroom

Carpet as laid, textured ceiling, part-tiled walls, panel enclosed bath with mains shower over, wash hand basin with vanity unit beneath, chrome vertical radiator, W/C, white gloss door to airing cupboard housing wall mounted 'Baxi' combi-boiler, uPVC and obscured double-glazed window to rear.

## Bedroom 1

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

## Bedroom 2

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

## Master Bedroom

Carpet as laid, textured ceiling, built in mirrored wardrobes, radiator, white gloss door to En-Suite, uPVC and double glazed patio doors to rear garden.

## En Suite

Carpet as laid, textured ceiling, tiled shower enclosure with 'Triton' electric shower, wash hand basin with vanity unit beneath, W/C, chrome vertical radiator, uPVC and obscured double glazed window to rear..

## Garage

Block built, concrete floor, apex roof, electric up and over door, electric points.

## Front of property

Block paved pathway flanked with lawned areas with block paved driveway to garage. Gated side access to the rear garden on the right of the property.

## Rear Garden

Level garden mainly laid to lawn with block paved pathway surrounding, all within boundary fencing. Wooden shed.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:71

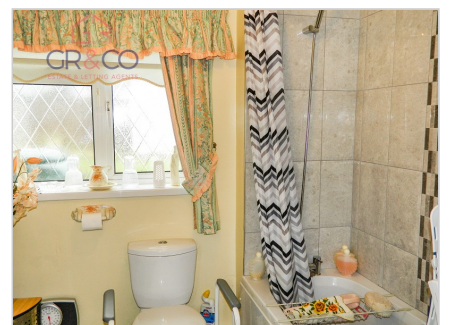
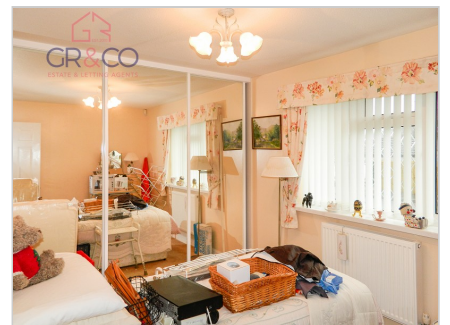
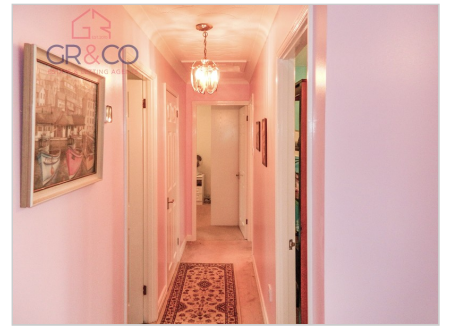
## Tenure

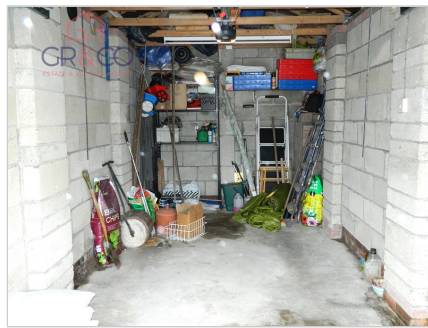
We are informed that the tenure is Freehold

## Council Tax

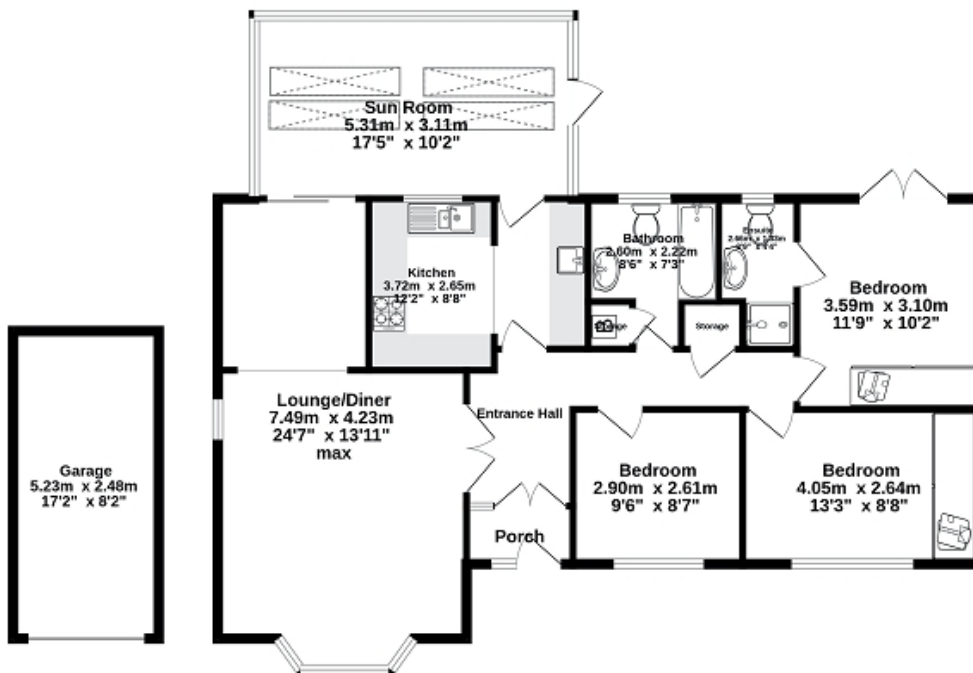
Band D







Ground Floor  
117.5 sq.m. (1264 sq.ft.) approx.



TOTAL FLOOR AREA : 117.5 sq.m. (1264 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

