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ESTATE & LETTING AGENTS

York Terrace
Georgetown
Tredegar

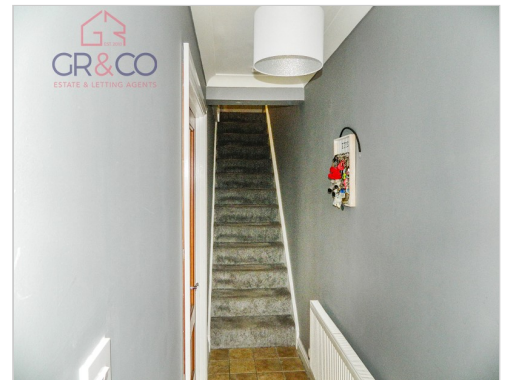
£130,000



- Attractive Stone Fronted Mid Terraced House
- Three Good Sized Bedrooms
- Contemporary Fitted Kitchen With Integrated Appliances (Fitted In 2023)
- Spacious Dual Aspect Living/Dining Room
- First Floor Bathroom With Double Shower Enclosure
- Rear Tiered Enclosed Garden
- Potential To Create Off Road Parking To Rear
- Condensing Combi-Boiler Heating (Fitted 2022)
- Popular Residential Area With Picturesque Views
- EPC Rating: D | Council Tax Band: B | Tenure: Freehold

Ref: PRA10899

Viewing Instructions: Strictly By Appointment Only



General Description

Situated in the popular area of Georgetown, this attractive, stone fronted three bedroom terraced house offers modern living accommodation throughout, a rear garden and potential to create off-road parking. A perfect first time buy!

As you step inside this charming home, you are greeted with an entrance hallway that leads to a large dual aspect living / dining room providing a great space for entertaining and relaxing. This room seamlessly flows into a modern two-tone kitchen which was newly fitted in 2023 and boasts integrated appliances and ample workspace. Upstairs, there are three bedrooms, two of which are double, all served by a contemporary family bathroom with double shower enclosure.

To the outside, a tiered rear garden adds depth and dimension to the outside space with decked and lawned areas to relax and enjoy. A further tiered area at the back offers the possibility to convert to a hard stand for off-road parking.

Accommodation

Entrance

Composite and obscured double-glazed door into Entrance Hallway.

Entrance Hallway (11' 9" x 2' 8") or (3.58m x 0.82m)

Tiled flooring, smooth ceiling, radiator, carpeted stairs to first floor, hardwood and glazed double doors into Living/Dining Room.

Living/Dining Room (24' 0" x 13' 1" Max) or (7.31m x 3.99m Max)

Laminated flooring, smooth ceiling, two radiators, door to useful under stairs storage cupboard, uPVC and double-glazed window to front of property, uPVC and double glazed window to the rear of the property, entrance to Kitchen.

Kitchen (13' 4" x 9' 11" Max) or (4.07m x 3.01m Max)

Tiled flooring, smooth ceiling with spotlights, range of sage green base and eye level units, tiled splashbacks, stainless steel sink and drainer, integrated gas hob, electric oven with extractor fan over, integrated washing machine, space for washing machine, wall mounted 'Ideal' condensing combi-boiler (fitted April 2022), uPVC and double glazed door to side, uPVC and double glazed window to side, uPVC and double glazed window to rear of property.

Landing (17' 3" x 6' 0" Max) or (5.26m x 1.84m Max)

Carpet as laid, smooth ceiling, radiator, white gloss doors to bedrooms and bathroom, loft access.

Loft

Wooden pull down ladder. Fully insulated.

Bathroom (5' 2" x 5' 11") or (1.58m x 1.80m)

Tiled flooring, tiled walls, smooth ceiling with spotlights, double walk-in shower enclosure with mains shower over, wash hand basin, W/C set with vanity storage units, chrome vertical radiator, uPVC and obscured double-glazed window to the side of the property.

Bedroom 1 (15' 4" x 11' 3") or (4.68m x 3.42m)

Carpet as laid, smooth ceiling, radiator, uPVC and double glazed window to the front of property.

Bedroom 2 (11' 7" x 9' 2") or (3.54m x 2.79m)

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

Bedroom 3 (9' 1" x 8' 4" Max) or (2.77m x 2.53m Max)

Carpet as laid, smooth ceiling, radiator, uPVC and double glazed window to the rear of the property.

Rear Garden

Patio yard with steps up to decking and artificial lawn areas. Storage underneath the decking. Further tiered garden area with possibility to convert to a hard stand to provide off road parking. All within boundary fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

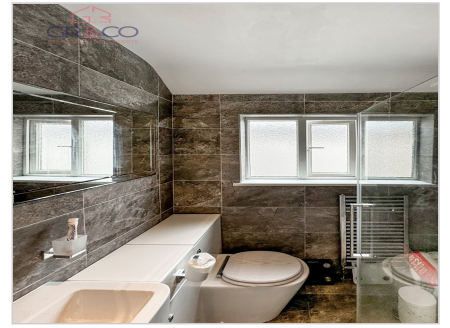
Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





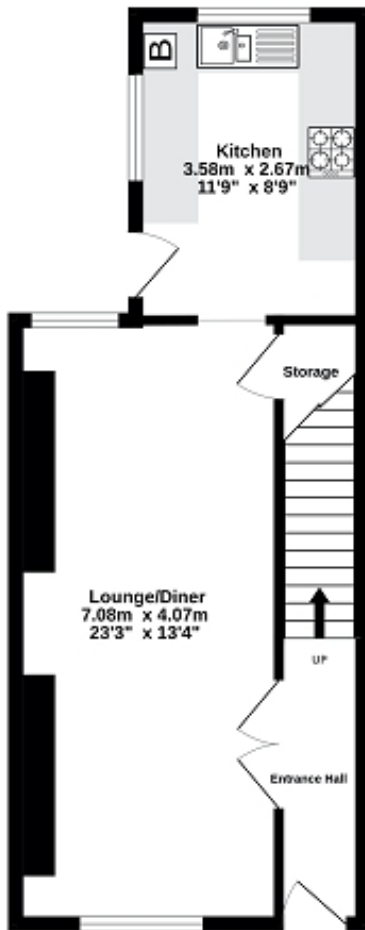
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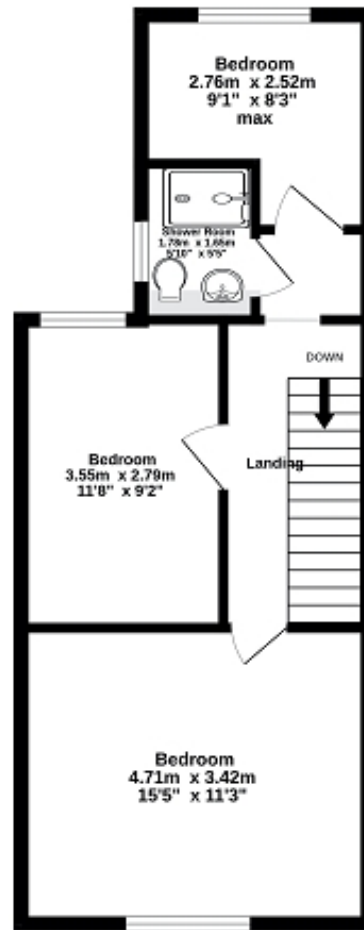
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Ground Floor
36.7 sq.m. (395 sq.ft.) approx.



1st Floor
38.4 sq.m. (414 sq.ft.) approx.



TOTAL FLOOR AREA: 75.1 sq.m. (808 sq.ft.) approx.

While 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 misstatement. 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: Metropia 12224



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.