



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Victoria Terrace
Georgetown
Tredegar

£135,000



- Beautifully Presented Terrace Family Home
- Three Generously Sized Double Bedrooms
- Contemporary Fitted Kitchen With Integrated Appliances
- Newly Refurbished Throughout
- Spacious Dual Aspect Living / Dining Room
- Stylish Bathroom Suite
- Combi-Boiler Heating System | Brand New Flooring
- Great Location Close To All Local Amenities & Schools
- Rear Garden With Picturesque Views Over The Valley
- NO ONWARD CHAIN

Ref: PRA10890

Viewing Instructions: Strictly By Appointment Only

General Description

Looking for a chain-free, move-in ready home? This beautifully presented and newly refurbished terraced house offers modern living accommodation throughout and is ideally located in the popular and well established area of Georgetown.

Spread over two floors, this superb family home has been extensively refurbished by the current owner to include a new gloss kitchen with integrated appliances and a new bathroom suite, both with stylish and modern fixtures. The newly painted walls and fresh flooring throughout offer a property that is ready to move straight in. The front door opens into a hallway with stairs to the first floor and access to the front to back, light-filled living /dining room. Upstairs offers three generously sized double bedrooms. For added convenience, there is a utility room off the kitchen and built-in storage on both floors.

OUTSIDE

Outside the to the rear of the property is an enclosed tiered garden comprising of four levels with decked and graveled areas - perfect for admiring the views over the valley.

Internal inspection of this property is highly recommended!

SITUATION

Conveniently located in the Georgetown area within walking distance to the local schools and amenities. 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

Brand new wood effect linoleum flooring, smooth ceiling, radiator, brand new carpeted stairs to first floor, white gloss door to Living / Dining Room.

Living/Dining Room

Brand new carpet as laid, smooth ceiling, two radiators, electric coal effect fire with white gloss surround and marble hearth, white gloss door into Kitchen, uPVC and double glazed window to front. uPVC and double glazed window to rear.

Kitchen

Brand new linoleum wood effect flooring, smooth ceiling with spotlights, range of brand new grey gloss base and eye level units with stainless steel sink and drainer, newly fitted integrated halogen hob with electric oven and extractor fan over, space for washing machine, radiator, louvre doors to useful under-stairs storage cupboard, louvre doors to built-in storage cupboard, radiator, uPVC and double-glazed window to side, uPVC and obscured door to side, entrance to Utility Room.

Utility Room

Brand new wood effect linoleum flooring, smooth ceiling, space for fridge-freezer, white gloss door to Bathroom.

Downstairs Bathroom

Newly fitted throughout - Tiled flooring, tiled walls, smooth ceiling with spotlights, extractor fan, panel enclosed bath with mains shower over, pedestal wash hand basin, W/C, chrome vertical radiator, uPVC and obscured double glazed window to side.

Landing

Brand new carpet as laid, smooth ceiling, white gloss doors to Bedrooms, white gloss door to airing cupboard, loft access.

Bedroom 1

Brand new carpet as laid, smooth ceiling, radiator, wall-mounted 'Worcester' combi-boiler, uPVC and double-glazed window to rear.

Bedroom 2

Brand new carpet as laid, smooth ceiling, radiator. uPVC and double glazed window to rear.

Bedroom 3

Brand new carpet as laid, smooth ceiling, radiator. Two uPVC double glazed windows to front.

Rear Garden

Paved courtyard area with steps leading up to a tiered garden. The first and second level are decked and the third and fourth levels are laid to gravel. All within boundary walls and fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:55

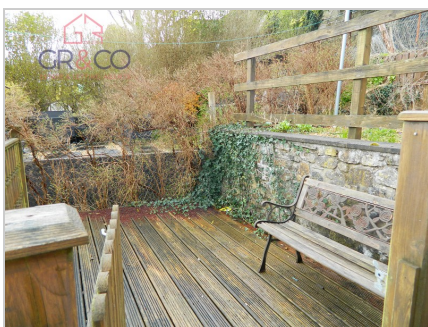
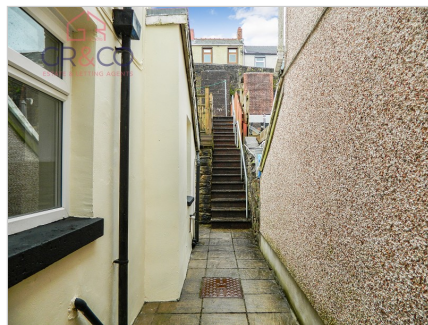
Tenure

We are informed that the tenure is Freehold

Council Tax

Band B






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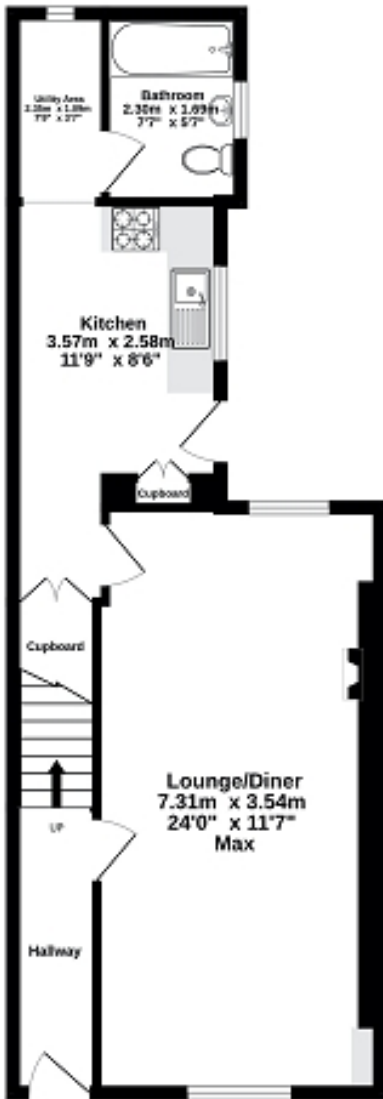
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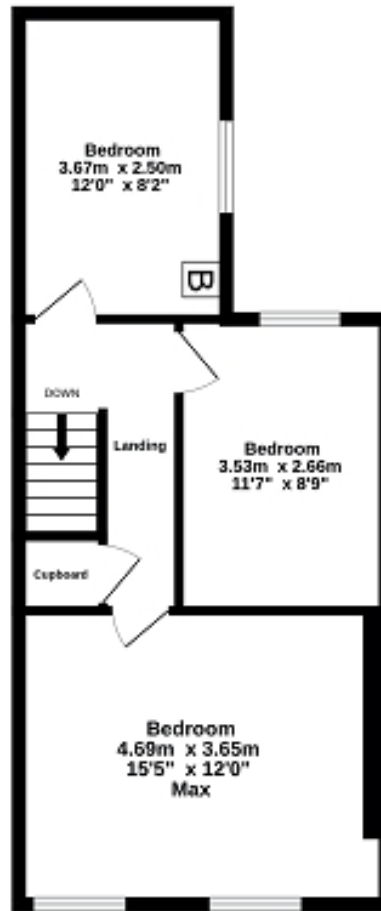
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Ground Floor
48.4 sq.m. (521 sq.ft.) approx.



1st Floor
42.7 sq.m. (460 sq.ft.) approx.



TOTAL FLOOR AREA: 91.1 sq.m. (980 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 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.
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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.