



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Ashvale
Tredegar

£139,950



- Attractive Bay-Fronted Victorian Terraced Home
- Three Bedrooms, Two With Original Fireplaces
- Modern Fitted Kitchen / Diner
- South Facing Level Rear Garden
- Off-Road Parking For Two Vehicles
- Living Room With Feature Fireplace
- Separate Utility Room Plus Storage Room
- Walking Distance to Schools & Town Centre
- Viewing Highly Recommended
- EPC Rating: C | Tenure: Freehold | Council Tax Band: B

Ref: PRA10733

Viewing Instructions: Strictly By Appointment Only



General Description

This attractive Victorian bay fronted mid terraced house stands in a popular residential location, affording modern and versatile living space. The enclosed garden faces a bright south aspect, perfect for children and pets, and further benefits from off road parking to the rear.

STEP INSIDE The front door opens to the Entrance Hallway which leads to the LIVING ROOM with beautiful bay window to the front and feature fireplace. The KITCHEN/DINING ROOM is fitted with a comprehensive range of white units and wood effect working surfaces with inset sink unit and built-in oven. For added convenience, there is a UTILITY and STORAGE ROOM. A FAMILY BATHROOM completes the ground floor. Upstairs, there are THREE BEDROOMS with two featuring wonderful cast iron fireplaces.

STEP OUTSIDE The level rear garden enjoys a southerly aspect, fully enclosed with fenced boundaries. A rear gated hardstand provides off-road parking for two vehicles. The front of the property enjoys a lawned area with boundary wall and gate approached by several steps.

SITUATION

The popular nature reserve Bryn Bach Parc is a short saunter with designated walking paths, outdoor activities including water sports, children's play areas, and a cafe. Ashvale is an extremely popular location for families due to its close proximity to schools.

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 the entrance hallway.

Entrance Hallway (13' 9" x 5' 5" Max) or (4.20m x 1.65m Max)

Laminate flooring, smooth ceiling, radiator, white gloss doors to the living room, kitchen/diner and bathroom. Carpeted stairs to the first floor.

Living Room (13' 8" x 9' 1") or (4.17m x 2.78m)

Laminate flooring, smooth ceiling, three radiators, uPVC and double glazed bay window to the front of the property.

Kitchen / Diner (12' 7" x 8' 8") or (3.84m x 2.65m)

Laminate flooring and a smooth ceiling. A range of base and wall units with tiled splashbacks and a stainless steel sink and drainer. Integrated halogen hob with electric oven and an extractor fan above. Radiator. uPVC and double glazed window to the rear of the property. Entrance to the Utility Room.

Utility Room (9' 5" x 3' 10") or (2.86m x 1.18m)

Laminate flooring, smooth ceiling, radiator, wall mounted 'Logic' combination boiler, worktop with space for a washing machine beneath, uPVC and obscured double glazed window to the rear of the property. uPVC and double glazed door to the rear of the property.

Downstairs Bathroom (9' 5" x 5' 9") or (2.88m x 1.75m)

Linoleum flooring and a hygienically clad ceiling with spotlights. Panel enclosed bath, pedestal wash hand basin, W/C, white vertical radiator, extractor fan, uPVC and obscured double glazed window to the rear of the property.

Landing

White gloss doors to the bedrooms. Loft access.

Bedroom 1 (15' 2" Max x 10' 11") or (4.63m Max x 3.34m)

Carpeted flooring as laid, smooth ceiling, original fireplace, two radiators, two uPVC and double glazed windows to the front of the property.

Bedroom 2 (12' 9" x 8' 7" Max) or (3.89m x 2.62m Max)

Carpeted flooring as laid, smooth ceiling, original fireplace, radiator, uPVC and double glazed window to the rear of the property.

Bedroom 3 (9' 5" x 6' 0") or (2.88m x 1.83m)

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

Front of property

Steps up to a concrete path flanked by lawned areas within boundary walls and hedging.

Rear Garden

Courtyard with steps up to a lawned garden area with two wooden sheds, all within boundary fencing. Gate to a gated hardstand with access to the rear lane.

Services

Mains water, mains drainage, mains gas, mains electricity

EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B






ESTATE & LETTING AGENTS



EST. 2010

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AWAITING PHOTOGRAPHS

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.