



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Railway View Tredegar

£425,000



- Individual Detached Bungalow Set Within Generous Grounds
- Three Double Bedrooms (Master Bedroom With Ensuite And Walk-In Wardrobe)
- Extensive Gated Driveway With Ample Parking | Double Garage
- No Onward Chain Complications
- Fitted Oak Kitchen With Range Cooker And Dining Area
- Spacious, Light-Filled Living Room With Media Wall
- Superb South Facing Private Rear Garden
- Outbuilding With Potential For Games Room/Office (Currently Dog Kennels)
- Sought After Location Within Walking Distance Of Amenities
- Tenure: Freehold | EPC Rating: E | Council Tax Band: E

Ref: PRA10906

Viewing Instructions: Strictly By Appointment Only



General Description

An exceptional opportunity exists to acquire this truly unique detached bungalow occupying a substantial gated corner plot, complete with modern and flexible living accommodation, detached double garage/workshop and ample driveway parking. It further benefits being offered to the market with no onward chain!

Nestled back from the road behind a generous gated front lawn and extensive driveway that in turn leads up to the double garage. Access can be found down both sides of the bungalow to the garden at the rear. The garden is a substantial size, and benefits from excellent privacy courtesy of mature trees. There is a large outbuilding with two rooms, which currently houses dog kennels, offering potential to be converted to a games room, workshop or home office, as required.

This impressive bungalow is very well proportioned throughout and has been renovated by the current owners to a very high standard. Upon arrival you are greeted by an entrance porch that leads through to a large open plan galley kitchen / diner with utility and storage rooms. This includes a kitchen with fitted oak cabinetry and a beautiful 'Smeg' range cooker along with patio doors that open from the dining area to the garden. The spacious living room features a stylish media wall with electric feature fire and a 60" Sony TV. Floor to ceiling patio doors expand across the room oozing light from the South facing rear garden. The three good sized double bedrooms are situated off the hallway with the master bedroom boasting an ensuite, a walk-in wardrobe and patio doors to the garden. The inside of the property is completed with a contemporary family bathroom suite with corner bath and walk-in double shower enclosure.

Externally the front offers ample space to park numerous vehicles along with a double detached garage with electric roller shutter doors. The level rear garden is the perfect space to entertain from the paved patio overlooking the lawn. A viewing is essential in order to understand what this wonderful single level home has to offer.

SITUATION

The property is situated within walking distance of the town centre and a range of local amenities. 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 Entrance Porch.

Entrance Porch

Laminated flooring, poly carbonate roof, uPVC and obscured double-glazed windows all round, hard wood and glazed door into Utility Room.

Utility Room

Tiled flooring, tiled ceiling, worktop with space for washing machine and tumble dryer beneath, louvre doors to useful under stairs storage cupboard housing wall-mounted 'Ideal' combi-boiler, hardwood and glazed door to Kitchen/Diner.

Kitchen / Diner

Tiled flooring, smooth ceiling with spotlights, oak base and eye level units. tiled splashbacks, 'Smeg' 5-burner range cooker with double oven and grill, extractor fan over, space for American fridge-freezer, two radiators, uPVC and double-glazed sliding patio doors to front, uPVC and double-glazed window to front, hardwood and glazed door to Living Room, hard wood and glazed door to L-shaped Inner Hallway.

Living Room

Tiled flooring, smooth ceiling, tiled media wall with 'Sony' 65" Television and in-built electric log effect fire, two radiators, uPVC and triple glazed doors to rear, uPVC and triple glazed floor to ceiling windows to rear.

Inner Hallway

L-shaped hall, tiled flooring, smooth ceiling, door to Bathroom, door to Bedrooms, uPVC and triple-glazed door to rear, radiator.

Bathroom

Tiled flooring, tiled walls, smooth ceiling with spotlights, corner panel-enclosed bath, separate walk-in shower enclosure with mains shower over, wash hand basin with vanity unit beneath, W.C., chrome vertical radiator, extractor fan, uPVC and obscured double-glazed window to front.

Bedroom 1

Laminated flooring, textured ceiling, mirrored built-in wardrobes door to storage cupboard, uPVC and double-glazed window to front.

Bedroom 2

Tiled flooring, smooth ceiling, door to En-Suite, door to walk-in wardrobe, two radiators, uPVC and triple glazed floor to ceiling windows and doors.

En Suite

Tiled flooring, tiled walls, smooth ceiling with spotlights, shower enclosure with mains shower over, wash hand basin with vanity unit beneath, W/C, part chrome/white radiator, extractor fan, uPVC and obscured double-glazed window to rear.

Walk in Wardrobe

Tiled flooring, smooth ceiling with spotlights, range of storage units rails and chest of draws.

Bedroom 3

Carpet as laid and a textured ceiling. Radiator, uPVC and triple glazed window to rear.

Garage

Remote controlled roller shutter door, block built, apex roof, concrete base, electric supply, uPVC and obscured double glazed door to side, uPVC and obscured double-glazed window to rear.

Front of property

Wrought iron double gates leading to extensive driveway with parking for multiple vehicles. Lawned area with gated access to rear.

Rear Garden

Patio seating area with large level area laid to lawn. Built in storage unit / pergola with concrete floor and corrugated roof (previously used as dog kennels).

Services

Mains electricity, mains water, mains gas, mains drainage

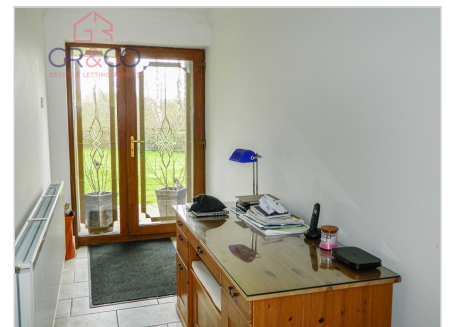
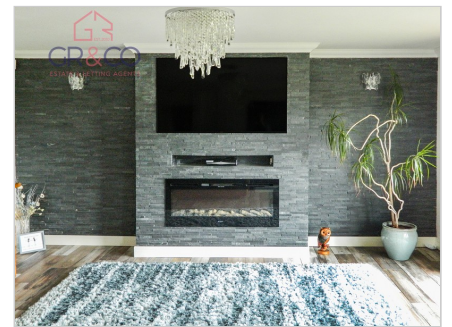
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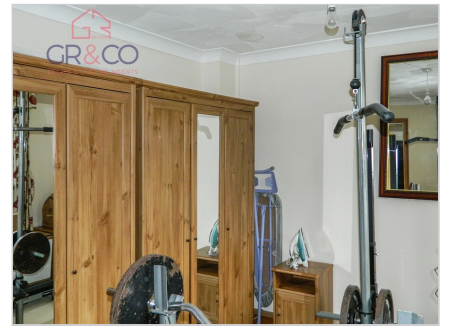
Tenure

We are informed that the tenure is Freehold

Council Tax

Band E

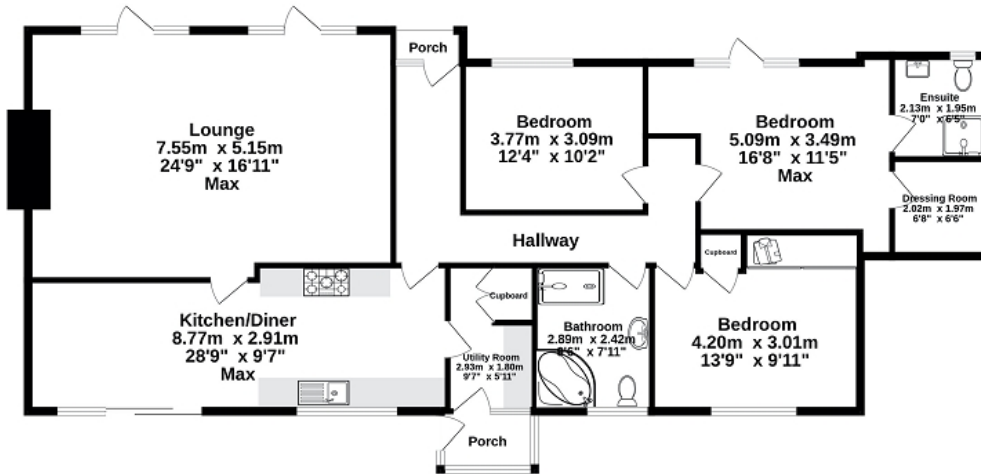




A dark blue square containing the GR&CO logo, which is a stylized house icon with the text "GR&CO" and "EST 2010" below it. Below the logo, the text "SALES & LETTINGS" and "MORTGAGES & INSURANCE" is displayed in white. At the bottom, the phone number "01495 723 265" and the website "www.gregrobertsandco.co.uk" are listed in white.

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Ground Floor
141.7 sq.m. (1525 sq.ft.) approx.

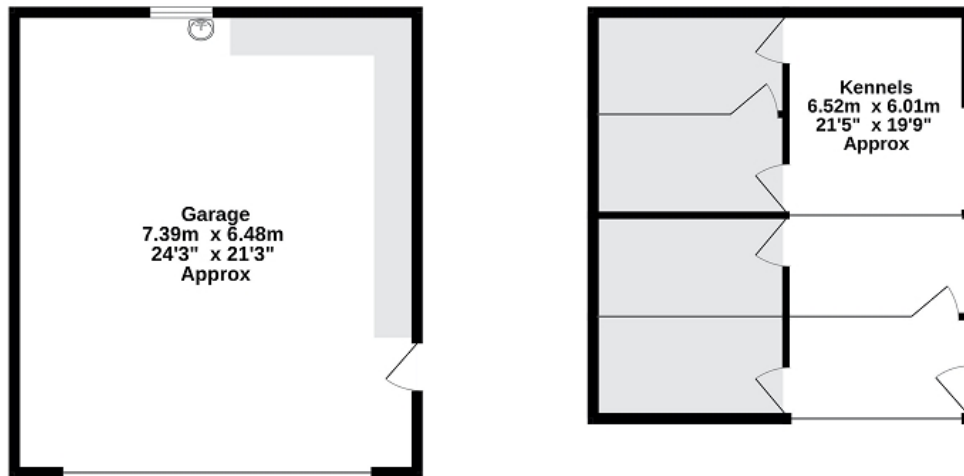


TOTAL FLOOR AREA: 141.7 sq.m. (1525 sq.ft.) approx.

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 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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Ground Floor
87.2 sq.m. (938 sq.ft.) approx.



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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.