



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Brangwyn Road  
Tredegar

£95,000



- Spacious End Terraced House
- Two Generously Sized Bedrooms
- Light Filled, Open Plan Living / Dining Area
- Modern Galley Kitchen
- Contemporary First Floor Bathroom
- Westerly Facing Generous Rear Garden
- Picturesque Views Over Valley
- Popular Residential Area
- EPC Rating: C | Council Tax Band: A | Tenure: Freehold
- NO ONWARD CHAIN

Ref: PRA10908

Viewing Instructions: Strictly By Appointment Only

## General Description

Are you looking for a spacious two double bedroom family home ideally situated close to local amenities? Offered chain-free, this well-proportioned house boasts a dual aspect open plan living/dining room, a modern galley kitchen, a first floor bathroom and gardens to the front and rear. Be quick to view!

This great property occupies a desirable end of terrace position and briefly comprises an entrance hallway, a large light-filled, living/dining room, a kitchen with fitted cabinetry and external access, two good-sized double bedrooms and a family bathroom suite. Externally, there is a lawned frontage with a pathway leading to the front door and side. The generous rear garden is westerly facing and offers ample space for outdoor living. Further benefits include a combi-boiler heating system and double glazing throughout.

### SITUATION

Conveniently located within walking distance of shops, local amenities and the popular Bedwellty Park, which comprises of 26 acres of glorious woodlands, beautiful ponds and wildlife. Within Tredegar town there is a high street which provides an array of local shops, restaurants, public houses, a post office and a Lidl supermarket. It is steeped in natural history and surrounded by natural beauty.

Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales and 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. The nearest train stations are a short drive to nearby Ebbw Vale and Rhymney.

### ADDITIONAL INFORMATION

Local Authority | Blaenau Gwent County Council

Services | We are advised that the property is connected to mains electricity, gas, water and drainage.

Broadband | Standard, superfast and ultrafast broadband is available according to OFCOM, subject to providers terms and conditions.

Mobile | EE, Three, O2, Vodaphone - Likely indoor and outdoor coverage 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

Tiled flooring, smooth ceiling, radiator, carpeted stairs to first floor, white gloss door to Kitchen.

### Kitchen

Tiled flooring, textured ceiling, range of white gloss base and eye level units with tiled splashbacks, stainless steel sink and drainer, space for cooker, space for washing machine, space for fridge-freezer, radiator, white gloss door to Living/Dining Room, uPVC and double glazed window to rear, uPVC and obscured double glazed door to rear.

### Living/Dining Room

Laminated flooring, smooth ceiling, two radiators, uPVC and double-glazed window to front.

### Landing

Carpet as laid, textured ceiling, white gloss door to Bathroom, white gloss to Bedrooms, white gloss door louvre door to Airing Cupboard, wall-mounted 'Ideal' combi-boiler, loft access.

### Bathroom

Laminated flooring, part hygienically clad walls, smooth ceiling, panel-enclosed bath, pedestal wash hand basin with vanity unit beneath, W.C., radiator, 2x uPVC and obscured double-glazed window to rear.

### Bedroom 1

Laminated flooring, smooth ceiling, radiator, uPVC and double-glazed window to front.

### Bedroom 2

Laminated flooring, textured ceiling, two built-in wardrobes, two uPVC and double-glazed windows to front, radiator.



## Front of property

Steps leading to path with access to front entrance and side of property and lawned area.

## Rear Garden

Concrete courtyard area with steps up to lawn within boundary fencing. Brick built storage shed.

## Services

Mains electricity, mains water, mains gas, mains drainage

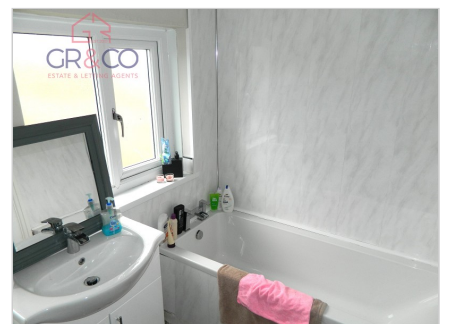
EPC Rating:69

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band A

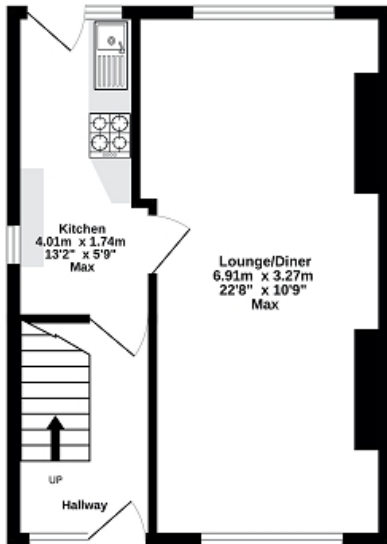




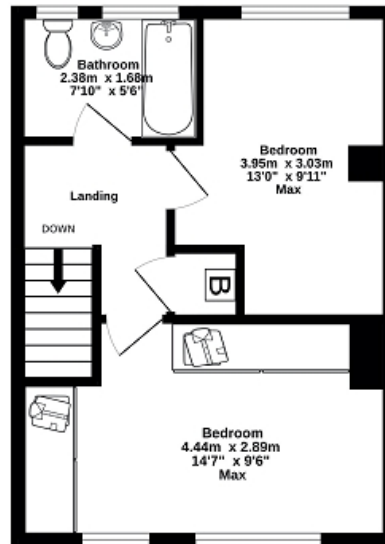


A dark blue banner containing the GR&amp;CO logo, the text "ESTATE &amp; LETTING AGENTS", "EST. 2010", "GR&amp;CO", "SALES &amp; LETTINGS", "MORTGAGES &amp; INSURANCE", "01495 723 265", and "www.gregrobertsandco.co.uk".

Ground Floor  
32.7 sq.m. (352 sq.ft.) approx.



1st Floor  
33.1 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA : 65.7 sq.m. (708 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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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.