



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## St. Martins Crescent Tredegar

£200,000



- Spacious Semi-Detached Home In Sought After Residential Location
- Dual Aspect Living Room With French Doors To Rear
- Three Double Bedrooms
- Fitted Kitchen With Breakfast Room
- Available With No Onward Chain!
- Driveway Parking For Two Vehicles
- South West Facing Rear Garden
- Close To The Popular Bryn Bach Parc
- Good Transport Links With Nearby A465
- EPC Rating: D | Council Tax Band: C | Tenure: Freehold

Ref: PRA10912

Viewing Instructions: Strictly By Appointment Only



# General Description

## **\*\*No Onward Chain\*\***

A rare opportunity to acquire this substantial three double bedroom semi-detached home, occupying a prime elevated position with south-west facing garden in close proximity to Bryn Bach Parc, schools and amenities.

This fantastic three bedroom semi-detached property boasts well appointed living accommodation to include a spacious, light-filled living room, a rear aspect fitted kitchen with adjoining breakfast room and a downstairs shower room. To the first floor, there are three double bedrooms and a separate W.C., which could easily be converted to a first floor bathroom, if required.

## OUTSIDE

To the front is a concrete printed driveway providing off-road parking for two vehicles and a lawned area within boundary walls. External side access leads to a delightful enclosed south-westerly facing rear garden which has been laid principally to lawn and paved patio areas with a decked seating space and useful storage shed.

## SITUATION

Situated only a short distance to the open spaces of Bryn Bach Parc Nature Reserve, this property is perfectly positioned to enjoy the lovely local walks on offer. 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 (12' 4" x 3' 10") or (3.77m x 1.16m)

Laminated flooring, textured ceiling, radiator, sliding door to downstairs shower room, white gloss and glazed door to Living/Dining Room, white gloss and glazed door to Kitchen.

## Shower Room (8' 6" Max x 5' 3" Max) or (2.60m Max x 1.61m Max)

Non-slip flooring, part-tiled and part hygienically clad walls, smooth ceiling, walk-in double shower enclosure with mains shower over, pedestal wash hand basin, W/C., radiator, uPVC and obscured double-glazed window to side.

## Living Room (20' 8" x 10' 11" Max) or (6.29m x 3.33m Max)

Laminated flooring, textured ceiling, two radiators, uPVC and double-glazed bay window to front, uPVC and double-glazed patio doors to rear.

## Kitchen (9' 10" x 7' 7") or (2.99m x 2.31m)

Linoleum flooring, part smooth ceiling, part tiled ceiling, range of base and eye level units, tiled splashbacks, stainless steel sink and drainer, integrated gas hob, electric oven with extractor fan over, louvre door housing 'Baxi' combi-boiler, uPVC and double-glazed window to rear.

## Breakfast Room (8' 2" x 5' 1") or (2.50m x 1.55m)

Radiator, space for washing machine, space for fridge-freezer, space for tumble dryer, uPVC and double-glazed window to side, uPVC and obscured double-glazed door to front.

## Landing (6' 1" x 2' 11") or (1.86m x 0.90m)

Carpet as laid, textured ceiling, door to W/C., door to Bedrooms.

## Upstairs W/C (7' 7" x 6' 3") or (2.31m x 1.90m)

Linoleum flooring, textured ceiling, wash hand basin with vanity unit beneath, W.C., radiator, uPVC and double-gazed window to front.

## Bedroom 1 (9' 8" x 12' 3") or (2.94m x 3.74m)

Carpet as laid, textured ceiling, radiator, uPVC and double-glazed window to front.

## Bedroom 2 (10' 10" x 12' 3" Max) or (3.29m x 3.74m Max)

Carpet as laid, textured ceiling, full width built-in wardrobes, radiator, uPVC and double-glazed window to rear.

## Bedroom 3 (9' 11" Max x 7' 10" Max) or (3.03m Max x 2.39m Max)

Carpet as laid, textured ceiling, full width built-in wardrobes, built-in over bed storage, loft access, radiator, uPVC and double-glazed window to rear.

## Front of property

Driveway parking for two vehicles. Lawned area within boundary walls with side access to rear.

## Rear Garden

Principally laid to lawn and paved patio with further decked space and wooden storage shed. All within boundary walls and fencing.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:67

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C







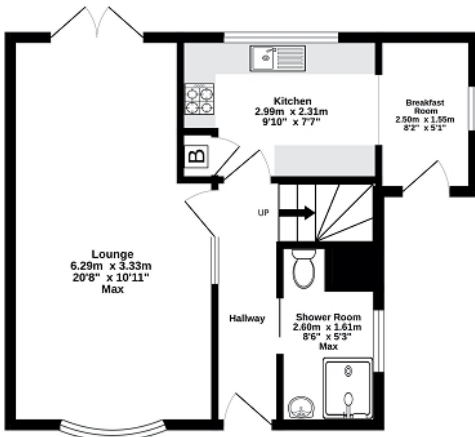
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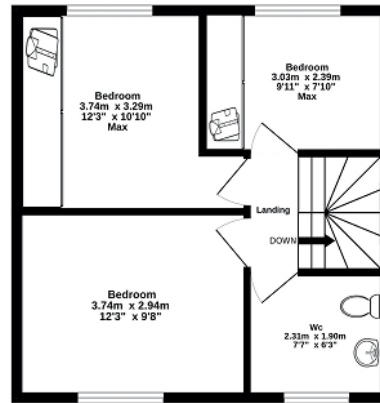
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Ground Floor  
41.3 sq.m. (444 sq.ft.) approx.



1st Floor  
37.7 sq.m. (406 sq.ft.) approx.



TOTAL FLOOR AREA: 79.0 sq.m. (850 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.