



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

'Belmont' 26 Maesglas
Tredegar
Blaenau Gwent
NP22 3ET

£245,000



- Spacious Detached Dormer Bungalow In Popular Location
- Three Downstairs Bedrooms, One Currently Used As Dining Room
- Two Double Bedrooms To First Floor
- Light Filled Kitchen / Dining Room
- Large Outbuilding / Games Room
- Low Maintenance Front, Rear & Side Gardens
- Garage With Private Driveway
- Occupying Substantial Corner Plot
- Walking Distance to Town Centre & Local Amenities
- No Onward Chain

Ref: PRA10830

Viewing Instructions: Strictly By Appointment Only



General Description

A fantastic opportunity to purchase this spacious five bedroomed dormer-bungalow with garage, which occupies a substantial corner plot in a popular location within walking distance of the town centre and local amenities. Offered to the market with no onward chain complications!

This detached home affords versatile living accommodation to include four to five bedrooms and would suit a variety of requirements. The fifth bedroom is currently being used as a dining room but can easily be used as an additional bedroom as required. Benefiting from extensive low maintenance grounds surrounding the property to include a private gated driveway to the front with a single garage, and a large detached outbuilding to the rear (currently used as a games room housing a full size snooker table) offering great potential.

The internal accommodation briefly comprises of an entrance porch leading to a welcoming reception hall, a living room with feature fire place, a light-filled kitchen/breakfast room, a dining room/bedroom, two double bedrooms, a shower room, and completing the ground floor is a rear lobby providing access to a separate W/C and the integral garage. To the first floor there are two further double bedrooms.

ADDITIONAL INFORMATION

EPC Rating | F

Council Tax Band | C

Accommodation

Entrance

uPVC and obscured double-glazed door into Internal Porch.

Entrance Hallway

Carpet as laid and a smooth ceiling, radiator, white gloss door to living room, white gloss door to kitchen, white gloss door bathroom, white gloss doors to bedrooms, two radiators, wooden staircase to first floor.

Internal porch (4' 7" x 2' 8") or (1.39m x 0.82m)

Living Room (16' 3" x 10' 11" Max) or (4.96m x 3.33m Max)

Carpet as laid, radiator, marble fire surround with feature fire, two radiators, uPVC and double glazed window to front and to side.

Kitchen/Breakfast Room (12' 1" x 10' 4") or (3.69m x 3.15m)

Tiled flooring, stainless steel sink and drainer, floor standing 'Potterton' gas boiler, uPVC and double-glazed window to rear, uPVC and double-glazed door to rear lobby.

Rear Lobby (9' 3" x 4' 5") or (2.82m x 1.34m)

Linoleum flooring, door to W/C, door to storage cupboard, door to garage, uPVC and obscured double-glazed door to rear.

WC (4' 1" x 3' 5") or (1.25m x 1.05m)

Linoleum flooring, WC, uPVC and obscured double glazed window to rear.

Garage (9' 1" x 16' 1") or (2.76m x 4.89m)

Single integral garage with flat roof, concrete flooring, uPVC and double glazed window to side, up and over garage door, electric point.

Bathroom (5' 5" x 7' 10" Max) or (1.65m x 2.40m Max)

Tiled flooring, smooth ceiling, spotlights, part tiled walls, double walk-in shower enclosure with 'Triton' shower over, wash hand unit with vanity unit beneath, W/C, chrome vertical radiator.

Bedroom 1 (10' 4" x 10' 7") or (3.16m x 3.23m)

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

Bedroom 2 (10' 4" x 8' 0") or (3.15m x 2.44m)

(Currently used as Dining Room)

Carpet as laid, radiator, uPVC and double glazed window to side.

Bedroom 3 (13' 0" x 10' 4") or (3.96m x 3.15m)

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

Landing (5' 0" x 10' 2") or (1.52m x 3.09m)

Carpet as laid, smooth ceiling, door to under eaves storage, doors to bedrooms 4 & 5.

Bedroom 4 (9' 5" x 10' 1") or (2.88m x 3.08m)

Carpet as laid, smooth ceiling, built in wardrobe, radiator, uPVC and double-glazed window to rear.

Bedroom 5 (11' 4" x 10' 2") or (3.46m x 3.10m)

Carpet as laid, smooth ceiling, radiator, wash hand basin, storage cupboard, uPVC and double-glazed window to side.

Front Garden

Large block paved forecourt with raised flowerbeds. Access to rear from both sides all within boundary wall, hedges and fencing.

Rear Garden

Large blocked paved areas housing an outbuilding and a shed, one of which is currently used as a 'games room'. Outside tap.

Games Room (25' 0" x 19' 9") or (7.61m x 6.01m)

Outbuilding with concrete base and apex roof with five single glazed windows. Currently housing a full size snooker table.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:37

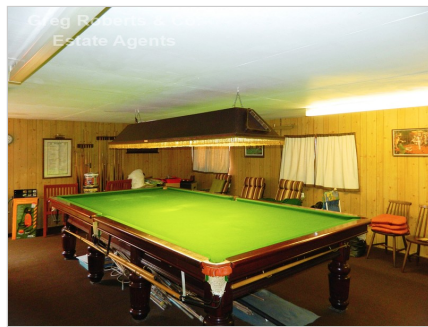
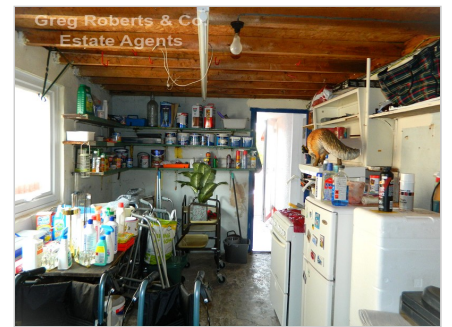
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





Greg Roberts & Co.
Estate Agents

GR&CO
SALES & LETTINGS
MORTGAGES & INSURANCE
01495 723 265
www.gregrobertsandco.co.uk

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.