



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Charles Street
Tredegar

£175,000



- Beautifully Presented End Terraced House
- Three Double Bedrooms
- Living Room With Bay Window Plus Dining Room
- Modern Gloss Kitchen With Breakfast Bar
- Sought After Residential Location
- First Floor Family Shower Room
- Outbuilding With Potential For Home Office/Gym/Workshop
- Level Landscaped Rear Garden With Good Access
- Close To Town, Amenities And Transport Links
- EPC Rating: D | Council Tax Band: C | Tenure: Freehold

Ref: PRA10914

Viewing Instructions: Strictly By Appointment Only

General Description

Set in a sought after location, this attractive three bedroom end of terrace home is beautifully presented throughout and is well placed for easy access to town, local amenities, schools and transport links. Offering a rare opportunity to purchase this well proportioned house with modern living accommodation throughout, this property will appeal to a range of buyers.

Internally, the house briefly comprises of an entrance hall, a spacious lounge with feature fireplace and bay window, adjoining dining room, a beautiful modern gloss kitchen/breakfast room with integrated appliances, three generous bedrooms, and a stylish family shower room featuring a three-piece suite.

Externally, there is a wonderful, level, landscaped rear garden with external access via the front and back. Additionally, a block built outbuilding offers great potential for a home office / gym / workshop, subject to any necessary planning. To the front of the property, there is a low maintenance forecourt area with mature shrubs. On street parking is available.

Early viewing is essential to avoid missing out on this truly superb home!

SITUATION

Nearby, there are a range of local amenities with the town centre is within walking distance.

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 popular Bedwellty Park and Bryn Bach Park are a short distance away and 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.

For commuters, 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. The nearby train stations in Ebbw Vale and Rhymney offer regular direct routes to the city of Cardiff within the hour.

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 | Vodafone - Likely indoor coverage - EE, Three, O2 and Vodafone - Likely 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 Internal Porch.

Internal porch

Tiled flooring, part tiled walls, smooth ceiling, door into Entrance Hallway.

Entrance Hallway

Carpet as laid, smooth ceiling, radiator, carpeted stairs to first floor, door to Dining Room.

Dining Room (12' 10" x 12' 0") or (3.91m x 3.67m)

Carpet as laid, textured ceiling, radiator, double sliding doors to Living Room, door to Kitchen, uPVC and double glazed window to rear.

Lounge (12' 8" x 10' 7") or (3.85m x 3.23m)

Carpet as laid, textured ceiling, three radiators, electric fire with marble hearth and wooden surround, uPVC and double glazed bay window to front.

Kitchen (16' 1" x 9' 10") or (4.89m x 2.99m)

Tiled flooring, smooth ceiling, range of cream gloss base and eye level units, stainless steel sink and drainer, breakfast bar, integrated gas hob and electric oven with extractor fan over, integrated dishwasher, integrated fridge, integrated freezer, space for washing machine, two radiators, door to under stairs storage cupboard, uPVC and obscured double glazed door to side, uPVC and double glazed window to side, uPVC and double glazed window to rear.

Landing

Carpet as laid, sooth ceiling with spotlights, door to Bathroom, door to Bedrooms, radiator, door to cupboard housing 'Baxi' combi-boiler, uPVC and double glazed window to side, loft access.

Shower Room (8' 0" x 6' 8") or (2.43m x 2.04m)

Tiled flooring, tiled walls, smooth ceiling with spotlights, double 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 side.

Bedroom 1 (15' 3" x 7' 8") or (4.65m x 2.34m)

Carpet as laid, textured ceiling, two radiators, two uPVC and double glazed windows to front.

Bedroom 2 (12' 4" x 9' 5") or (3.77m x 2.88m)

Laminated flooring, textured ceiling, radiator, uPVC and double glazed window to rear.

Bedroom 3 (10' 6" x 7' 5") or (3.21m x 2.26m)

Laminated flooring, textured ceiling, radiator, uPVC and double glazed window to rear.

Rear Garden

Paved patio area leading to level garden with flower beds and lawned areas. Block built shed suitable for a variety of purposes. Pedestrian gate to rear lane (Arnold Place). All within boundary walls and fencing.

Front of property

Low maintenance forecourt area within boundary walls and fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C







ESTATE & LETTING AGENTS
EST. 2010

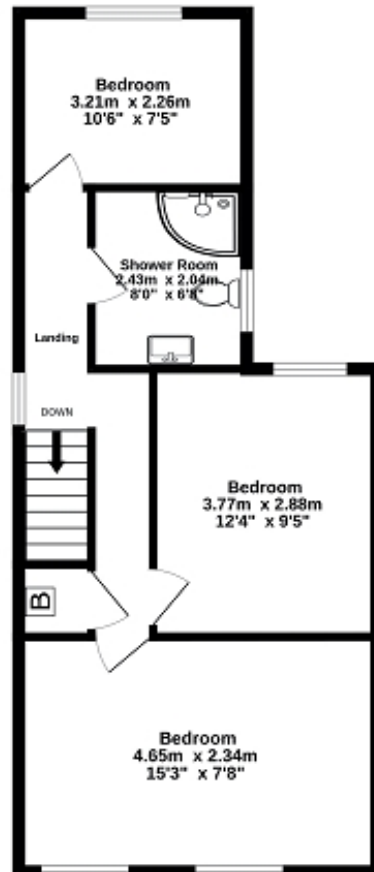
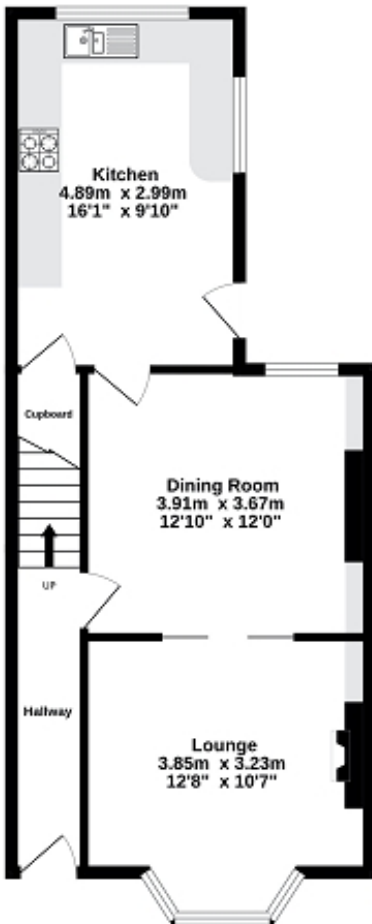
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Ground Floor
49.4 sq. m. (532 sq. ft.) approx.

1st Floor
49.2 sq. m. (529 sq. ft.) approx.



TOTAL FLOOR AREA: 98.6 sq. m. (1061 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.
Made with Intergo 11/2024



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.