



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Queen Victoria Street
Tredegar

£110,000



- Spacious Three Bedroomed Terraced House
- No Onward Chain Complications
- Walking Distance to Town Centre
- Modern Fitted Kitchen Plus Utility Room
- Two Reception Rooms
- Newly Refurbished
- First Floor Family Bathroom
- Enclosed Rear Garden
- Brand New Combi Heating System
- Council Tax: B | EPC Rating: E | Tenure: Freehold

Ref: PRA10886

Viewing Instructions: Strictly By Appointment Only



General Description

This deceptively spacious, move-in ready, three bedroomed family home is offered to the market with the added convenience of no onward chain. With its close proximity to the town centre, local amenities and schools, this would make for an ideal first time buy or investment.

Having recently been improved, this property benefits from a brand new combi-boiler heating system and new carpets throughout. The house is entered through an entrance hallway leading through to two reception rooms. The modern fitted kitchen is complimented by a large utility room and conveniently provides access to the garden. Upstairs, there are three bedrooms, two doubles and one single, all served by a family bathroom suite.

This home further benefits a good sized rear enclosed garden with fenced borders. There is unrestricted on-street parking available.

SITUATION

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 popular Bedwellty Park and Bryn Back Park are a short distance away and the famous Brecon Beacons 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

Council Tax Band | B

EPC Rating | E

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

Superfast 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 Hallway.

Entrance Hallway (13' 0" x 2' 11") or (3.96m x 0.88m)

Newly laid carpet, smooth ceiling, entrance to Reception Room 1, entrance to Reception Room 2.

Reception Room 1 (12' 11" x 8' 4") or (3.94m x 2.53m)

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

Reception Room 2 (14' 4" x 11' 10") or (4.37m x 3.60m)

Newly laid carpet, smooth ceiling, radiator, carpeted stairs to first floor, uPVC and double glazed window to rear, entrance to Reception Room 3.

Utility Room (7' 9" x 6' 1") or (2.35m x 1.85m)

Newly laid carpet, smooth ceiling, radiator, uPVC and obscured double-glazed door to side, uPVC and double-glazed window to side, white gloss door to Kitchen.

Kitchen (12' 10" x 8' 4") or (3.92m x 2.55m)

Linoleum flooring, smooth ceiling, range of base and wall units, stainless steel sink and drainer, space for cooker, space for washing machine, space for fridge-freezer, uPVC and double-glazed window to side, uPVC and obscured double-glazed window to other side.

Landing (31' 4" x 31' 4") or (9.55m x 9.55m)

Newly laid carpet, smooth ceiling, door to Bathroom, doors to Bedrooms, radiator, uPVC and double-glazed window to side, loft access.

Bathroom (6' 9" x 5' 5") or (2.06m x 1.64m)

Linoleum flooring, hygienically clad ceiling and walls, panel-enclosed bath, pedestal wash hand basin, W.C., chrome vertical radiator, uPVC and double-glazed window to side.

Bedroom 1 (11' 10" x 13' 2") or (3.60m x 4.02m)

Newly laid carpet, smooth ceiling, radiator, uPVC and double glazed window to front.

Bedroom 2 (11' 5" x 8' 10") or (3.49m x 2.70m)

Newly laid carpet, smooth ceiling, radiator, uPVC and double-glazed window to rear.

Bedroom 3 (10' 7" Max x 8' 2" Max) or (3.23m Max x 2.48m Max)

Newly laid carpet, smooth ceiling, radiator, uPVC and double-glazed window to side, cupboard housing brand new wall mounted 'Heatline' combi-boiler.

Rear Garden

Courtyard with steps leading to garden mainly laid to lawn, all within boundary fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:44

Tenure

We are informed that the tenure is Freehold

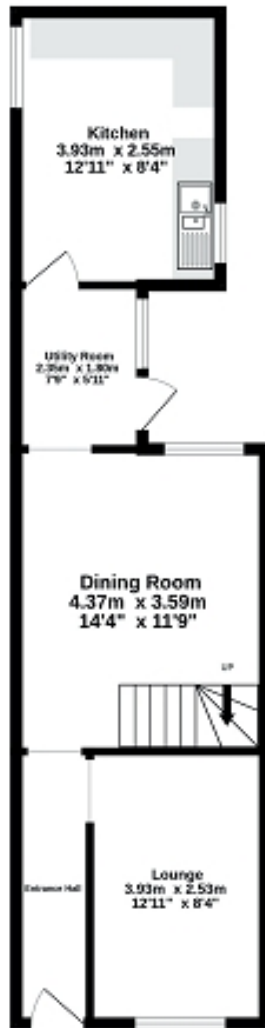
Council Tax

Band B

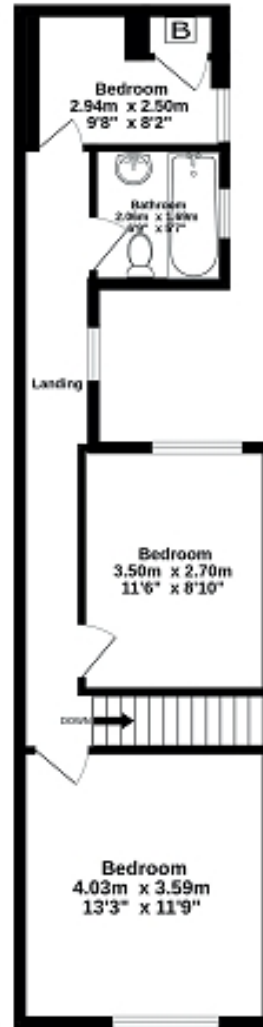




Ground Floor
45.7 sq.m. (492 sq.ft.) approx.



1st Floor
43.2 sq.m. (464 sq.ft.) approx.



TOTAL FLOOR AREA: 88.9 sq.m. (956 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint 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 floorplan 5/2024



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.