



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Scwrfa Road
Tredegar

£200,000



- Detached Three Bedroom Family Home
- No Onward Chain Complications
- Newly Refurbished And Modernised Throughout
- Contemporary Kitchen With Integrated Appliances
- New First Floor Family Bathroom | New Ground Floor Shower Room
- Good Sized Enclosed Rear Garden
- Driveway Parking For Several Vehicles
- Popular And Convenient Residential Area
- Close To Local Amenities And Schools
- EPC Rating: D | Council Tax Band: A | Tenure: Freehold

Ref: PRA10927

Viewing Instructions: Strictly By Appointment Only

General Description

Greg Roberts & Co are delighted to offer on a chain free basis, this individual and beautifully presented 3 bedroom detached property. Nestled on a large plot in a popular residential area, it has been newly refurbished throughout and further boasts modern living accommodation, a large rear garden and driveway parking.

As you step inside the entrance porch, you are greeted by a light and bright open plan family living space with neutral decor and french doors the the rear. Adjacent to the living space is a modern fitted kitchen with brand new appliances and navy blue cabinetry providing ample storage. Completing the ground floor floor accommodation, is a newly refurbished contemporary shower room. Upstairs, there are three bedrooms which are all served by a new modern family bathroom suite. There are newly laid carpets/flooring and freshly painted walls across both floors making for a move-in ready home.

OUTSIDE

To the front of the property is a newly laid driveway (currently being installed) providing off road parking for several vehicles. The rear comprises of a courtyard, which can be conveniently accessed via the living room, which offers a private space to sit and enjoy the outdoors. Steps lead to a level lawned area surrounded by border fencing.

SITUATION

Conveniently situated on the Northern side of Tredegar within close proximity to the A465 link road and within walking distance of the popular local nature reserve, Bryn Back Parc. Alongside local convenience stores, the town offers all the necessary amenities to include a choice of primary schools and a secondary school. For commuters, the nearby train stations in Ebbw Vale and Rhymney offer regular direct routes to the city of Cardiff within the hour.

Accommodation

Entrance

uPVC and obscured double-glazed door into Internal Porch.

Internal porch

Laminated flooring, smooth ceiling with spotlights, white gloss and glazed door to Living/Dining Room.

Living/Dining Room (20' 11" x 14' 8") or (6.38m x 4.48m)

Laminated flooring, smooth ceiling with spotlights, two vertical radiators, carpeted stairs to first floor, white gloss door to Kitchen, uPVC and double-glazed window to front, uPVC and double-glazed doors to rear.

Kitchen (9' 5" x 8' 4") or (2.86m x 2.53m)

Tiled flooring, smooth ceiling with spotlights, range of base and eye level units with tiled splashbacks, integrated halogen hob, integrated electric oven, space for washing machine, space for fridge/freezer, white gloss door to shower room, uPVC and double-glazed window to side.

Shower Room (8' 4" x 3' 3") or (2.54m x 0.98m)

Tiled flooring, part-tiled walls, smooth ceiling with spotlights, shower enclosure with mains shower over, wash hand basin with vanity unit, W.C., radiator, uPVC and obscured double-glazed window to rear.

Landing

Newly laid carpet, smooth ceiling, white gloss doors to Bedrooms, white gloss door to Bathroom.

Bedroom 1 (14' 9" x 11' 3") or (4.50m x 3.44m)

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

Bedroom 2 (8' 8" x 7' 9") or (2.65m x 2.36m)

Carpet as laid, smooth ceiling, door to cupboard housing 'Potterton' combi-boiler, radiator.

Bedroom 3 (8' 4" x 7' 8") or (2.54m x 2.34m)

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

Bathroom (5' 5" x 4' 10") or (1.65m x 1.48m)

Tiled flooring, tiled walls, smooth ceiling with spotlight, pane-enclosed bath with mains shower over, wash hand basin with vanity unit beneath, W.C., radiator, uPVC and obscured double-glazed window to side.

Front of property

Hardstand area with off road parking for 2+ vehicles.

Rear Garden

Courtyard with steps leading to lawned garden and decking area all within boundary fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:62

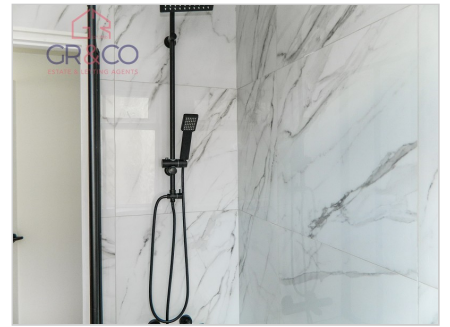
Tenure

We are informed that the tenure is Freehold

Council Tax

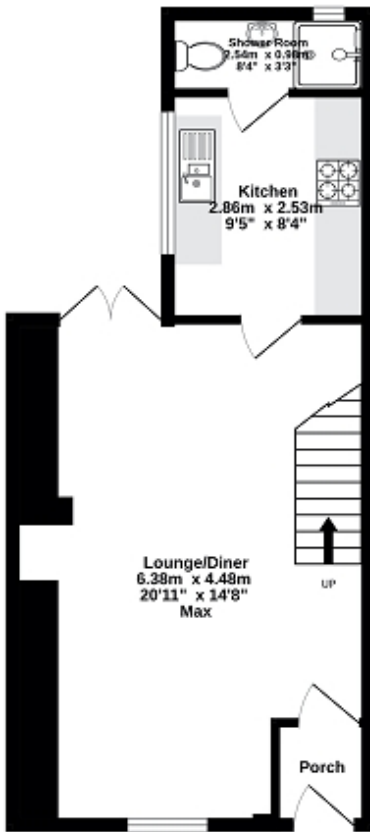
Band A



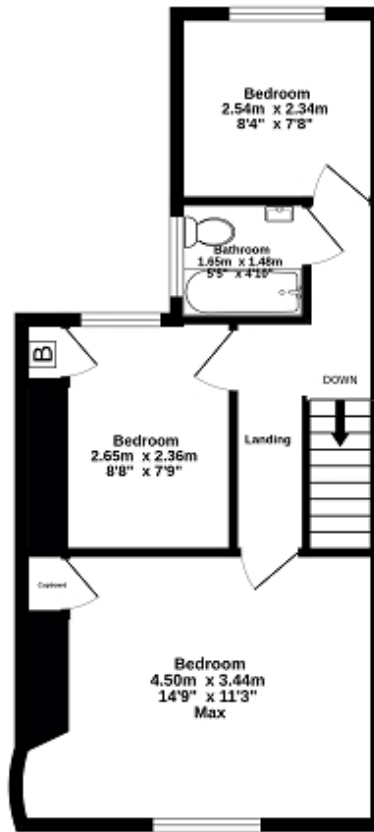


The GR&CO logo, featuring a stylized house icon with the text 'GR&CO' and 'EST. 2010'. Below the logo, the text reads 'SALES & LETTINGS', 'MORTGAGES & INSURANCE', '01495 723 265', and 'www.gregrobertsandco.co.uk'. The background is dark blue.

Ground Floor
35.7 sq.m. (384 sq.ft.) approx.



1st Floor
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA: 72.3 sq.m. (779 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 misstatement. This plan is for illustrative purposes only and should be used at 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.
Issue with Mortgage 02/24



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.