



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Mafeking Terrace Georgetown Tredegar

£110,000



- Spacious Mid-Terraced Family Home
- Three Good Sized Bedrooms
- Large Fitted Kitchen / Diner
- Two Well Appointed Reception Rooms
- First Floor Bathroom Suite
- Detached Garage | Parking To Front & Rear
- Rear Enclosed Garden With Access
- Combi-Boiler Heating And Double Glazing
- No Onward Chain Complications
- EPC Rating: C | Council Tax Band: B | Tenure: Freehold

Ref: PRA10931

Viewing Instructions: Strictly By Appointment Only

General Description

Offered with no onward chain, this spacious terraced property boasts two reception rooms, a large fitted kitchen/diner, three good sized bedrooms, a rear garden and a garage, making for a fantastic family home.

As you step inside, you are welcomed by an entrance hall and a feeling of space with the high ceilings throughout. There are two good sized reception rooms, each with feature gas fireplaces. To the rear of the property is a large fitted kitchen/diner complete with integrated appliances and ample storage space. From here you can conveniently access the rear garden. To the first floor, there are three well appointed bedrooms all served by a family bathroom suite.

OUTSIDE

The beautiful rear garden comprises of a courtyard with steps leading to path flanked with lawned areas. The property further benefits a detached single garage which can be conveniently accessed via the external road. On street parking is also available to the front and rear.

This wonderful home has been much loved for many years by the current owners and is now available to purchase and make your own.

SITUATION

Conveniently located in the Georgetown area within walking distance to the local schools and amenities. The property is within half a mile of the popular Bedwellty Park and Tredegar town centre which offers a range of shops, supermarkets and leisure facilities. On the outskirts of the town is the fantastic Parc Bryn Bach with plenty of outdoor activities for all ages and abilities within the 340 acres of space.

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 | EE and O2 - Likely indoor coverage - EE, Three, O2 and Vodaphone - 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 Entrance Hallway.

Entrance Hallway

Carpet as laid, textured ceiling, radiator, carpeted stairs to first floor, door to Reception Room One.

Reception Room 1

Carpet as laid, textured ceiling, gas coal effect fire, door to useful under stairs storage cupboard, double doors to Reception Room Two, radiator, uPVC and double-glazed window to rear, door to Kitchen.

Reception Room 2

Carpet as laid, textured ceiling, gas coal effect fire, radiator, uPVC and double glazed window to front.

Kitchen / Diner

Linoleum flooring, textured ceiling, range of base and eye level units, tiled splashbacks, stainless steel sink and drainer, integrated gas hob, integrated electric oven with extractor fan over, integrated fridge, integrated freezer, space for washing machine, radiator, uPVC and double glazed window to side, uPVC and obscured double glazed door to side.

Landing

Carpet as laid, textured ceiling, door to Bathroom, doors to Bedrooms.

Bathroom

Carpet as laid, textured ceiling, part tiled walls, panel enclosed bath with electric shower over, pedestal wash hand basin, W.C., door to cupboard housing wall mounted 'Baxi' combi-boiler, radiator, uPVC and obscured double glazed window to rear.

Bedroom 1

Carpet as laid, textured ceiling, radiator, 2x uPVC and double glazed windows to front.

Bedroom 2

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

Bedroom 3

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

Rear Garden

Courtyard area with steps to lawned garden leading to pedestrian rear external access, all within boundary walls and hedges.

Garage

Block built with concrete base, corrugated roof, up and over door, uPVC and double glazed window.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

Tenure

We are informed that the tenure is Freehold

Council Tax

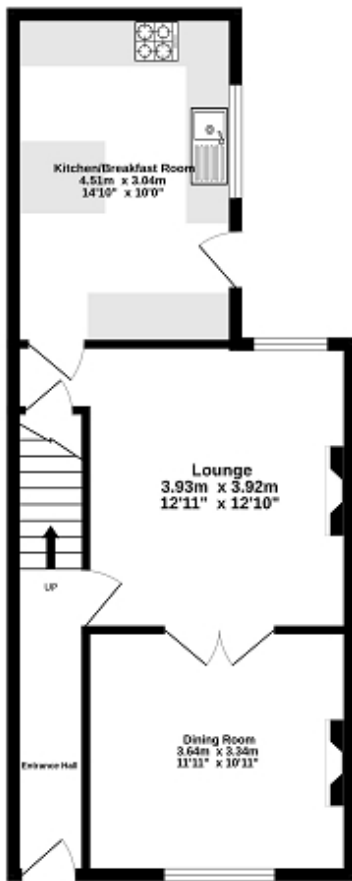
Band B



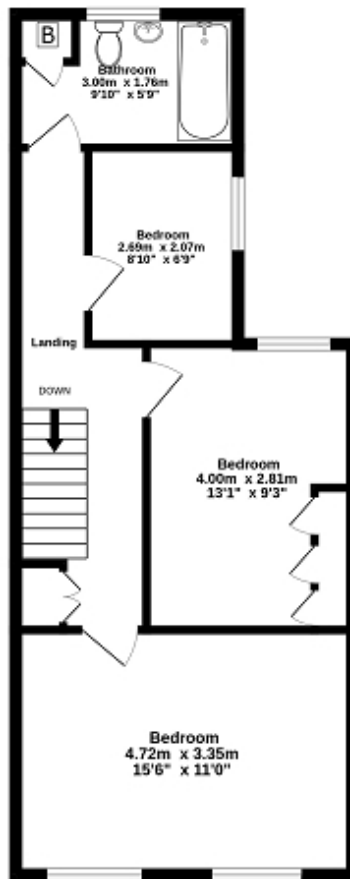


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EST. 2010
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Ground Floor
46.7 sq.m. (503 sq.ft.) approx.



1st Floor
47.3 sq.m. (509 sq.ft.) approx.



TOTAL FLOOR AREA: 94.0 sq.m. (1012 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, 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 here are not intended and no guarantee as to their operability or efficiency can be given.
made with floorplan ©2004



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.