



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## Glyn Terrace Tredegar

£145,000



- Spacious End of Terrace House In Popular Residential Area
- Two Double Bedrooms Plus Attic Room
- Spacious Dual Aspect Living / Dining Room
- Modern Fitted Kitchen With Integrated Appliances, Pantry And Utility Room
- Ground Floor Bathroom With Separate Shower Enclosure
- Detached Outbuilding With Potential For Home Office/Workshop
- Level Rear Enclosed Garden With External Access
- Combi-Boiler Heating System
- Close Proximity To Town Centre, Schools & Amenities
- Council Tax Band: B | EPC Rating: E | Tenure: Freehold

Ref: PRA10933

Viewing Instructions: Strictly By Appointment Only



# General Description

Greg Roberts and Co welcome to the market this two double bedroom end terrace property with usable loft room. Boasting spacious, modern living accommodation across three floors, this home further benefits a level rear garden and outbuilding, nestled within the popular residential area of Georgetown.

Step inside and be greeted by modernised interiors with a large open plan living/dining area, a good sized modern kitchen with integrated appliances plus a pantry offering additional storage. There is also a handy utility room hidden behind the kitchen, providing convenience and functionality for everyday living. A four piece bathroom suite completes the ground floor space. To the first floor, there are two double bedrooms along with stairs leading to the loft space, which was previously used as a bedroom. To the rear of the property is an enclosed low maintenance level garden with plenty of space for seating. A detached outbuilding offers potential for a garden room/office/home office. This property is uPVC double glazed and warmed via gas central heating.

## SITUATION

Located in Georgetown at the Southern edge of the historic town of Tredegar, this home is conveniently within walking distance to local schools, amenities and countryside walks. Within the town there is a high street which provides an array of local shops, restaurants, public houses, a post office and a Lidl supermarket. It is steeped in natural history and surrounded by natural beauty.

Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales and 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 nearest train stations are a short drive to nearby Ebbw Vale and Rhymney.

## 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 | Limited indoor coverage. O2 EE, Three, 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

Carpet as laid, smooth ceiling, door to Living/Dining Room.

### Living/Dining Room

Carpet as laid, smooth ceiling, two radiators, uPVC and double glazed window to front, uPVC and double-glazed window to rear, carpeted stairs to first floor, door to Kitchen.

### Kitchen

Tiled flooring, smooth ceiling, range of base and eye level units, granite worktop, integrated gas hob, integrated electric oven with extractor fan over, integrated dishwasher, integrated fridge, integrated freezer, uPVC and double glazed window to rear, door to useful storage cupboard, door to Bathroom, door to Utility Room.

### Utility Room

Tiled flooring, smooth ceiling, space for washing machine, space for tumble dryer, space for fridge, radiator, uPVC and obscured window to rear, uPVC and obscured door to rear.

### Bathroom

Tiled flooring, tiled walls, smooth ceiling with spotlights, panel-enclosed bath, single shower enclosure with 'Triton' electric shower over, pedestal wash hand basin with vanity unit beneath, W.C., radiator, extract fan, uPVC and obscured double-glazed window to side.

### Landing

Carpet as laid, smooth ceiling, doors to Bedrooms, door to Attic Room.

## Bedroom 1

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

## Bedroom 2

Carpet as laid, textured ceiling, louvre door to cupboard housing combi-boiler, radiator, uPVC and double-glazed window to rear.

## Attic room

Carpet as laid, textured ceiling, radiator, 3x under eaves storage cupboards, double-glazed 'Velux' window to rear.

## Rear Garden

Level courtyard and lawned area leading to raised patio seating space and garden room/outbuilding. All within boundary walls and fencing, with gated access to side lane.

## Garden room

Block built garden room/outbuilding with concrete base, corrugated roof, uPVC and double-glazed door, uPVC and double-glazed window, electric supply.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:39

## Tenure

We are informed that the tenure is Not Specified

## Council Tax

Band B







*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.*