



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## Bedwellty Pits Tredegar

£85,000



- Stone Fronted Mid Terraced Cottage
- No Onward Chain | Requires Refurbishment
- Beautiful Picturesque Views And Walks
- Perfect Investment Opportunity
- Open Plan Living
- Two Double Bedrooms
- Ground Floor Bathroom
- Good Sized Rear Garden
- Sought After Semi-Rural Location
- EPC Rating: E | Council Tax Band: A | Tenure: Freehold

Ref: PRA10935

Viewing Instructions: Strictly By Appointment Only

# General Description

This charming, traditional stone built two bedroom cottage is nestled in the most picturesque of settings with stunning views over the surrounding mountains, river and valley. Offered chain free, it is an ideal home for an investment buyer or someone looking for a quiet rural retreat.

The property is located in a sought after semi-rural rural setting within the Welsh Valleys, between the towns of Tredegar and Blackwood. It briefly comprises; a large open plan lounge / diner, a kitchen, a rear lobby and a shower room. To the first floor, there are two double bedrooms. Bedroom one has a scenic view of the valley to the front whilst bedroom two has a view across the rear garden. There is a good sized rear garden with useful pedestrian external access.

## SITUATION

The property is in a semi-rural location on the southern outskirts of Tredegar towards Blackwood.

## ADDITIONAL INFORMATION

Local Authority | Blaenau Gwent County Council

Services | We are advised that the property is connected to mains electricity, water and drainage. There is oil central heating at the property.

Parking | There is unrestricted on street parking to the front of the property.

Broadband | Standard broadband is available according to OFCOM, subject to providers terms and conditions.

Mobile | O2 & Vodafone - Likely indoor coverage - EE, Three, O2 and Vodafone - Likely outdoor coverage, according to OFCOM.

Note| 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 Reception Rooms.

## Open Plan Lounge/Diner (24' 1" Max x 10' 10" Max) or (7.35m Max x 3.30m Max)

Concrete flooring, textured ceiling, textured ceiling, entrance to Reception Room Two, two radiators, stairs to first floor, entrance to Kitchen, uPVC and double-glazed window to front.

## Kitchen (7' 9" x 7' 4") or (2.37m x 2.24m)

Tiled flooring, textured ceiling, door to Rear Lobby, uPVC and double-glazed window to rear.

## Rear Hall/Lobby

Tiled flooring, textured ceiling, door to Shower Room, aluminium and single glazed window to rear, uPVC and double-glazed window to rear.

## Shower Room (10' 3" x 4' 1") or (3.13m x 1.25m)

Non slip flooring, textured ceiling, part hygienically clad walls, walk-in shower with 'Mira' electric shower, pedestal wash hand basin, W.C., extractor fan, single glazed window to rear.

## Bedroom 1 (11' 9" Max x 11' 0" Max) or (3.57m Max x 3.35m Max)

Bare floorboards, textured ceiling, radiator, uPVC and double-glazed window to front.

## Bedroom 2 (12' 0" Max x 10' 11" Max) or (3.66m Max x 3.34m Max)

Bare floorboards, radiator, door to cupboard housing 'Worcester' heat stove, uPVC and double-glazed window to rear.

## Rear Garden

Established rear garden (currently overgrown) with pedestrian gated access to rear.

## Services

Mains electricity, mains water, mains drainage

EPC Rating:41



Tenure

We are informed that the tenure is Freehold

Council Tax

Band A





  
ESTATE & LETTING AGENTS

  
EST. 2010

**GR&CO**

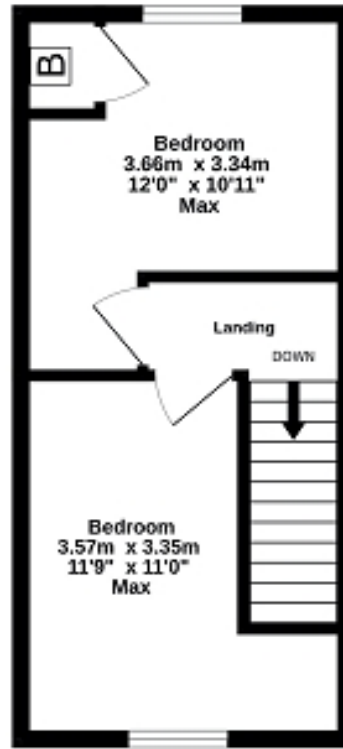
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01495 723 265  
[www.gregrobertsandco.co.uk](http://www.gregrobertsandco.co.uk)

Ground Floor  
33.6 sq m. (362 sq ft.) approx.



1st Floor  
24.2 sq m. (261 sq ft.) approx.



TOTAL FLOOR AREA: 57.9 sq m. (623 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 Metapix 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.