



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Victoria Terrace  
Georgetown  
Tredegar

£130,000



- Beautifully Presented Mid Terraced House
- Open Plan Living With Flagstone Flooring
- Modern Fitted Kitchen With Integrated Appliances
- Contemporary Ground Floor Bathroom Suite
- First Floor Ensuite W.C.
- Three Bedrooms, Two Of Which Doubles
- Rear Tiered Garden With Great Views
- Recent Full Re-Wire And Gas Safety With Certificates
- Ideal First Time Buy / Investment
- EPC Rating: C | Council Tax Band: A | Tenure: Freehold

Ref: PRA10937

Viewing Instructions: Strictly By Appointment Only



# General Description

A fantastic period terraced house with three bedrooms, modernised spacious living accommodation and a rear garden, nestled in the popular residential area of Georgetown. The property is immaculately presented throughout making it the perfect choice for a family looking to move straight in.

Situated in a sought after area within close proximity to various local amenities and great school catchments, the current owner has made a number of improvements to the property which is reflected in the high quality finish. The ground floor features an inviting open plan lounge/diner with beautiful flagstone flooring and spotlights. To the rear, there is a modern fitted kitchen featuring solid wood worktops and slate flooring, combining style with functionality. A rear lobby provides further storage and workspace. There is a contemporary three piece family bathroom suite that completes the ground floor. Upstairs, the first floor comprises three well-proportioned bedrooms, including a master bedroom with an en-suite W.C. for added convenience.

Outside, a private tiered garden offers a peaceful retreat, featuring a courtyard area and steps leading to a variety of levels with picturesque views over the surrounding valleys, perfect for outdoor relaxation. A useful wooden shed provides additional storage.

The property further boasts a full electrical re-wire in July 2024 (with EICR compliance certificate) and a recent gas safety inspection.

This move-in-ready home effortlessly combines modern living with a good location, making it an ideal choice for first time buyers, downsizers or as a "buy to let" investment.

## SITUATION

Located in Georgetown at the Southern edge of the historic town of Tredegar, this home is 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. The towns of Merthyr Tydfil and Abergavenny are a short drive away offering further places to discover and enjoy.

## ADDITIONAL INFORMATION

Local Authority | Blaenau Gwent County Council  
Services | We are advised that the property is connected to mains electricity, water and drainage.  
Parking | There is plenty of unrestricted communal parking spaces to the front of the property.  
Broadband | Standard, Superfast and Ultrafast broadband is available according to OFCOM, subject to providers terms and conditions.  
Mobile | Three and EE - 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

Composite and obscured double-glazed door into Internal Porch.

## Internal porch

Flagstone flooring, smooth ceiling, door to open plan Lounge / Dining Room.

## Lounge / Diner (23' 11" x 14' 9") or (7.30m x 4.49m)

Flagstone flooring, smooth ceiling with spotlights, two radiators, door to storage cupboard, wooden staircase to 1st floor, door to Kitchen, door to Bathroom, uPVC and double-glazed window to front.

## Kitchen (16' 3" x 8' 2") or (4.96m x 2.50m)

Slate flooring, smooth ceiling with spotlights, range of base and eye level units, solid beech worktops, tiled splashbacks, stainless steel sink and drainer, radiator, integrated gas hob and electric oven with extractor fan over, space for washing machine, cupboard housing wall-mounted 'Baxi' combi-boiler (serviced 24 July 2024), uPVC and double-glazed window to rear, entrance to Rear Lobby.

## Rear Lobby

Slate flooring, smooth ceiling with spotlights, worktop and base units, shelving, space for fridge-freezer, loft access.



## Bathroom (11' 0" x 5' 1") or (3.36m x 1.55m)

Part tiled walls, smooth ceiling with spotlights, part tiled walls, panel enclosed bath with shower over, wash hand basin, W.C., chrome vertical towel rail, radiator, uPVC and obscured double-glazed window to rear.

## Landing

Laminated flooring, smooth ceiling with spotlights, doors to Bedrooms, useful storage cupboard, loft access.

## Bedroom 1 (11' 3" x 9' 5") or (3.42m x 2.87m)

Laminated flooring, smooth ceiling, radiator, door to W.C., uPVC and double-glazed window to rear.

## WC

Tiled flooring, smooth ceiling, tiled walls, wash hand basin, W.C., uPVC and double-glazed window to rear.

## Bedroom 2 (9' 1" x 7' 10") or (2.78m x 2.40m)

Laminated flooring, smooth ceiling, radiator, uPVC and double-glazed window to front.

## Bedroom 3 (9' 1" x 5' 6") or (2.76m x 1.68m)

Laminated flooring, smooth ceiling, radiator, uPVC and double-glazed window to front.

## Rear Garden

Concrete courtyard with steps leading to tiered garden with useful wooden shed.

## Services

Mains electricity, mains water, mains gas, mains drainage

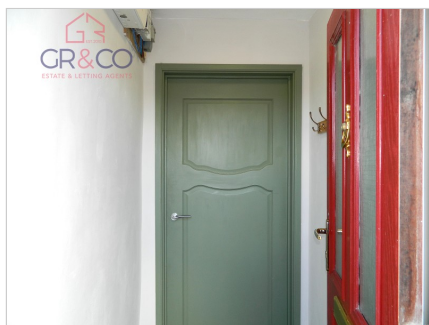
EPC Rating:74

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band A

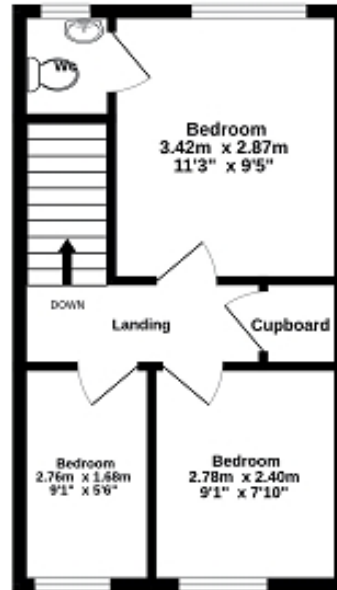






Ground Floor  
40.3 sq.m. (434 sq.ft.) approx.

1st Floor  
29.8 sq.m. (321 sq.ft.) approx.



TOTAL FLOOR AREA: 70.1 sq.m. (754 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplate contained herein, 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 contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Issue with Mortgage 02/02/24



*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.*