

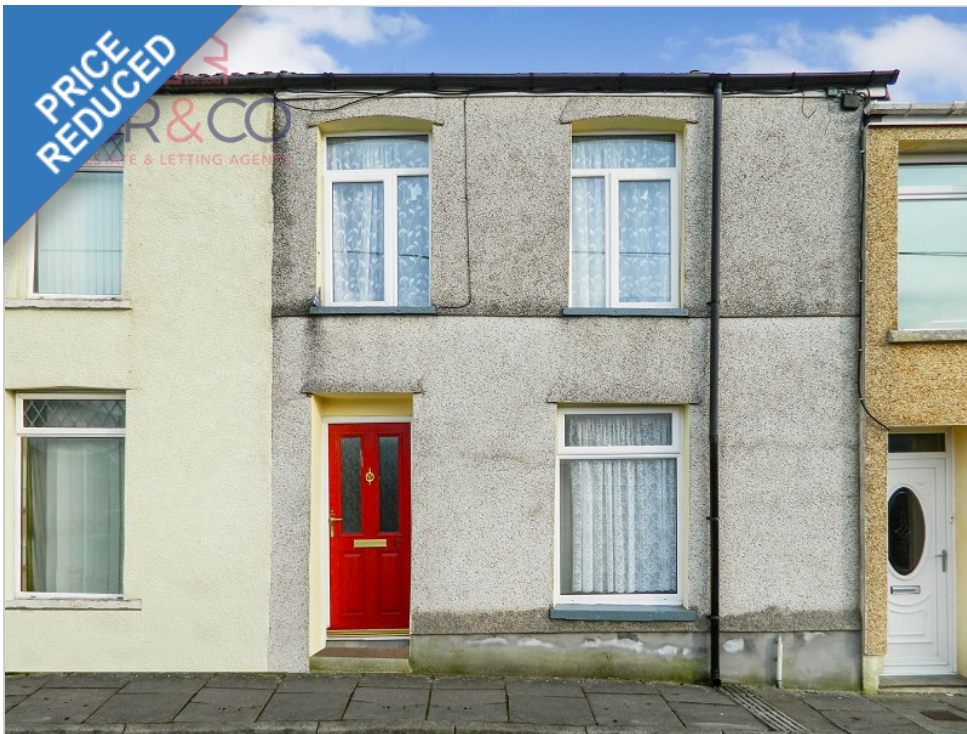


GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Victoria Terrace Tredegar

£125,000



- 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

Three-bedroom mid-terraced house. Located in Georgetown Tredegar. A popular residential location. Within walking distance of Tredegar town centre. Close to all local amenities including shops, schools, Bryn Bach Park, sports centre and gyms, Tredegar bus station and Ebbw Vale high street. Within Commuting distance of Merthyr Tydfil, Blackwood, Pontypridd, Abergavenny and Cardiff City.

When entering the property, you are greeted by the entrance porch. Walking through the porch into a large reception room. A long, versatile space that easily accommodates both living and dining areas. With beautiful flagstone flooring and spotlights. Providing a well laid out interior. To the rear, a modern L-shaped fitted kitchen featuring solid wood worktops and slate flooring. Completing the ground floor is a contemporary three-piece family bathroom suite.

Upstairs contains 3 bedrooms, hallway. A large built-in storage cupboard. The rear double bedroom contains an en-suite W.C. From the front of the hallway are two additional bedrooms, both with beautiful views over the valleys.

Outside, a private tiered east facing garden offers a peaceful retreat. Featuring a courtyard area, steps leading to a variety of levels. With picturesque views over the surrounding countryside, A wooden shed provides additional storage.

A ready to move in home, combining modern living with a good location. Making it an ideal home or buy to let investment.

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 Vodaphone - 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

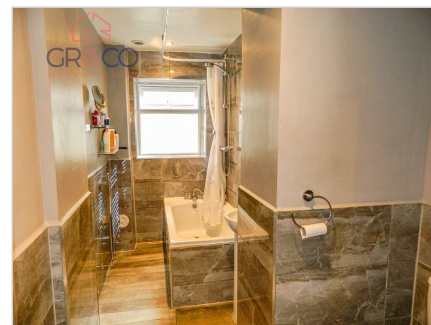
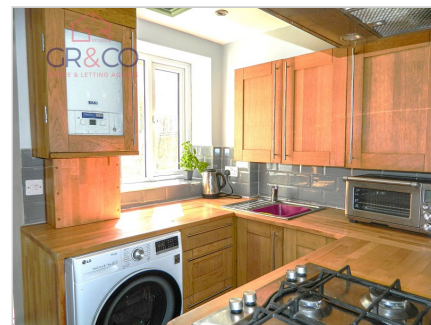
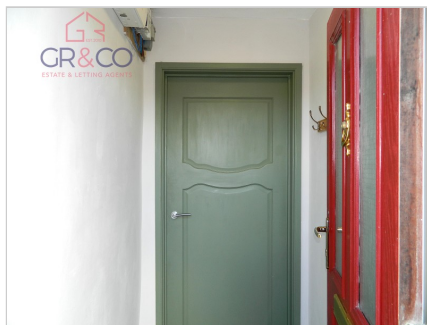
EPC Rating:74

Tenure

We are informed that the tenure is Freehold

Council Tax

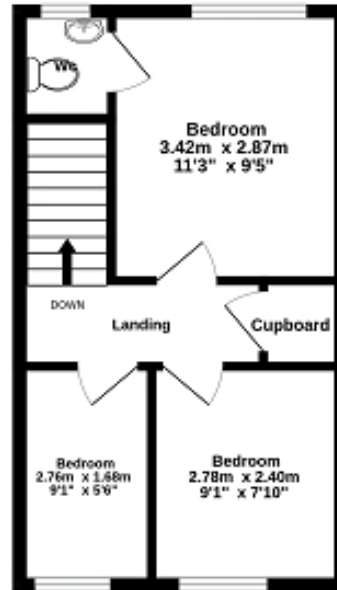
Band A





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 Metropia 12/2024



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.