



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Vale Terrace Tredegar

£110,000



- Spacious Terraced House In Popular Residential Area
- Two Good Sized Double Bedrooms
- Dual Aspect Open Plan Living / Dining Room
- Generous Fitted Kitchen
- Large Family Bathroom
- Detached Garage
- Rear Enclosed South-West Facing Garden
- No Onward Chain | Great Potential
- Close To Local Amenities / Schools / Bedwellty Park
- EPC Rating: D | Council Tax Band: B | Tenure: Freehold

Ref: PRA10941

Viewing Instructions: Strictly By Appointment Only

General Description

****Chain Free**** A fantastic opportunity to acquire this spacious two double bed roomed terraced home, nestled in the sought after residential area of Georgetown. Boasting a generous kitchen and large bathroom, as well as a garage and south-west facing garden. Early viewing of this property is highly recommended!

Fancy putting your own stamp on this lovingly maintained property that is well appointed throughout yet offers plenty of potential for new owners?! Step through to the spacious fitted kitchen with plenty of cabinets and workspace. The large open plan lounge/diner is to the left offering over 360 square feet of light-filled space with sliding patio doors leading to the rear garden. To the right of the kitchen, is the generously sized family bathroom. Upstairs, there are two double bedrooms with built in furniture providing ample storage space.

To the rear is an enclosed south-westerly facing garden which is mainly laid to lawn with a patio seating area and path leading to the detached garage.

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 detached garage to the rear. There is also 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 | There is limited 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

uPVC and obscured double-glazed door into Kitchen.

Kitchen (14' 8" x 8' 10") or (4.47m x 2.70m)

Tiled flooring, textured ceiling with spotlights, range of base and eye level units, tiled splashbacks, stainless steel sink and drainer, radiator, door to Bathroom, door to Lounge/Diner, uPVC and double-glazed window to front.

Bathroom (11' 2" x 7' 3") or (3.41m x 2.20m)

Tiled flooring, textured ceiling, panel-enclosed bath, pedestal wash hand basin, W.C., radiator, wall-mounted 'Worcester' combi-boiler, uPVC and obscured window to side.

Open Plan Lounge/Diner (23' 4" x 15' 4") or (7.12m x 4.67m)

Carpet as laid, textured ceiling, two radiators, gas coal effect fire place, door to rear porch, uPVC and double glazed sliding doors to rear, uPVC and double-glazed window to front, carpeted stairs to first floor.

Rear Porch

Linoleum flooring, textured ceiling, uPVC and obscured double-glazed door to rear.

Landing

Carpet as laid, textured ceiling, doors to bedrooms, loft access.

Bedroom 1 (14' 2" x 9' 1") or (4.33m x 2.76m)

Bare floorboards, textured ceiling, built-in wardrobe, radiator, uPVC and double-glazed window to rear.

Bedroom 2 (12' 0" x 10' 10") or (3.65m x 3.29m)

Carpet as laid, textured ceiling, built-in wardrobe, dressing table, radiator, door to airing cupboard, radiator, uPVC and double-glazed window to front.

Front of property

Pedestrian gate to patio courtyard area leading to entrance, all within boundary walls.

Rear Garden

Level patio seating and lawned areas with path leading to detached garage / rear access.

Detached Garage

Block built, concrete base, congregated roof, roller shutter door.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





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EST. 2010

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01495 723 265
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Ground Floor
54.2 sq.m. (551 sq.ft.) approx.

1st Floor
33.3 sq.m. (355 sq.ft.) approx.



TOTAL FLOOR AREA: 94.7 sq.m. (1020 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Intergo 12/2014



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.