



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Beaufort Road  
Tredegar

£140,000



- Spacious Semi-Detached Family Home
- No Onward Chain Complications
- Three Good Sized Bedrooms
- Large Open Plan Lounge/Diner
- Fitted Kitchen With Garden Views
- First Floor Family Bathroom
- South-East Facing Rear Garden
- Ideally Located Close To Tredegar And Ebbw Vale
- Walking Distance To Sirhowy Woodlands
- EPC Rating: D | Council Tax Band: A | Tenure: Freehold

Ref: PRA10939

Viewing Instructions: Strictly By Appointment Only



## General Description

**\*\*Chain Free\*\*** A smart and spacious three bedroom semi-detached home with open plan lounge / diner, kitchen, and a sunny, south-east-facing garden. Nestled behind a front garden on a residential road between Tredegar and Ebbw Vale, within walking distance of all amenities and countryside walks.

This house is bursting with potential and is awaiting its new owner(s) to place their stamp on it. With the loft so far untapped you could extend skywards, creating a whole new storey (subject to permissions). As you step into the porch, it opens onto a generously sized lounge/diner with feature fireplaces and sliding patio doors to the garden, providing an abundance of natural light. Next door is the modern fitted kitchen with base and eye level units providing ample storage and worktops. To the first floor you'll find two generous double bedrooms, a versatile single, and the family shower room.

Step outside, there is a private, south-east facing multi-level garden, with a brick paved patio to the rear and mature foliage. The front of the property is set back off the road with a forecourt area and established shrubs within the border walls/hedges. For added convenience, there is side access to the rear.

### SITUATION

Step outside, and you are ideally located in a popular residential area on the outskirts of Tredegar town within close proximity of the Sirhowy Hill Woodlands, a designated local nature reserve that is popular with walkers. The town of Ebbw Vale is also a short drive away. Nearby, there are local primary and secondary schools and a range of local amenities, including convenience stores, supermarkets and a family public house.

Tredegar is located on the River Sirhowy in the Upper Sirhowy Valley in the heart of South East Wales. It is steeped in history and is surrounded by natural beauty. Situated just off the A465 'Heads of Valley' link road providing easy access to Cardiff (approx. 23 miles), Swansea (approx. 40 miles) and beyond. The railway stations are located in the nearby towns of Ebbw Vale and Rhymney and provide direct routes to Cardiff within an hour.

### ADDITIONAL INFORMATION

Local Authority | Blaenau Gwent County Council

Parking | There is unrestricted communal parking spaces to the front of the property.

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 | There is limited indoor coverage - EE, Three, O2 and Vodaphone - 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 double-glazed door into Porch.

### Porch

uPVC and glass built, carpet as laid, poly carbonate roof, 2 x uPVC and obscured double-glazed doors into Lounge/Diner.

### Lounge / Diner (22' 7" Max x 19' 3" Max) or (6.89m Max x 5.87m Max)

Laminated flooring, textured ceiling, 3 x radiators, marble hearth and surround, gas coal effect fire, white gloss door to Kitchen, carpeted stairs to first floor, uPVC and double-glazed sliding doors to rear, uPVC and double-glazed window to front.

### Kitchen (13' 0" x 6' 5") or (3.96m x 1.96m)

Tiled flooring, smooth ceiling, range of base and eye level units, tiled splashbacks, stainless steel sink and drainer, integrated gas hob, integrated electric oven with extractor fan over, space for fridge-freezer, space for washing machine, uPVC and double-glazed window to rear, uPVC and obscured double glazed door to side.

### Landing

Carpet as laid, textured ceiling, white gloss doors to Bedrooms, white gloss door to Bathroom, white gloss door to airing cupboard, uPVC and double-glazed window to side.

### Shower Room (8' 0" x 5' 7") or (2.44m x 1.70m)

Tiled flooring, tiled walls, textured ceiling, shower enclosure with 'Triton' electric shower, wash hand basin with vanity unit beneath, W/C., radiator, uPVC and obscured double-glazed window to rear.



## Bedroom 1 (13' 0" Max x 9' 5" Max) or (3.96m Max x 2.88m Max)

Carpet as laid, radiator, uPVC and double-glazed window to rear.

## Bedroom 2 (13' 1" Max x 12' 11" Max) or (4.0m Max x 3.94m Max)

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

## Bedroom 3 (7' 7" x 7' 2") or (2.31m x 2.19m)

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

## Front of property

Steps leading to low maintenance forecourt area within boundary walls and mature hedging. Side access to rear.

## Rear Garden

Steps leading to patio space and block paved seating area with useful wooden shed. All within boundary fencing.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:62

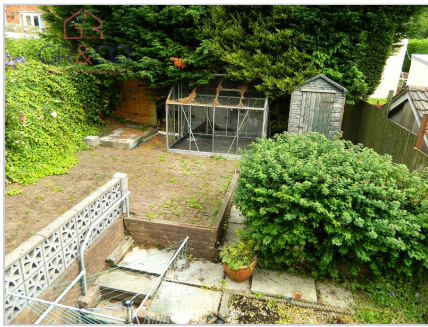
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band A

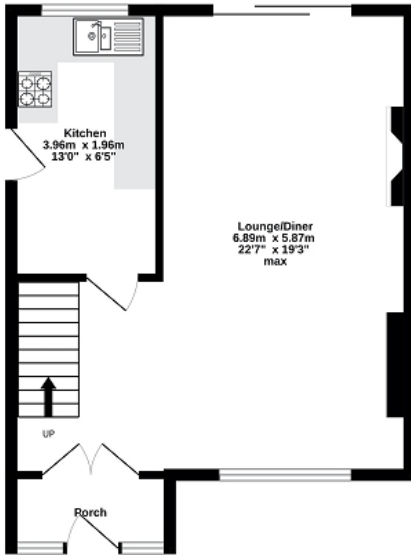




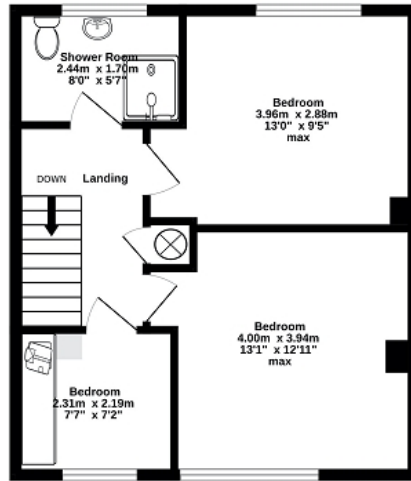
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Ground Floor  
42.5 sq.m. (457 sq.ft.) approx.



1st Floor  
40.4 sq.m. (435 sq.ft.) approx.



TOTAL FLOOR AREA: 82.8 sq.m. (892 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.  
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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.