



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## Walnut Close Tredegar

£425,000



- Attractive Five Bedroom Detached House
- Very Sought After Location
- Modern Kitchen / Breakfast Room
- Two Generous Reception Rooms
- Utility Room & Ground Floor W/C.
- Family Bathroom & En-Suite Shower Rooms
- Double Garage & Driveway Parking
- Front And Rear Gardens With Side Access
- Viewing Highly Recommended
- EPC Rating: B | Council Tax Band: F | Tenure: Freehold

Ref: PRA10944

Viewing Instructions: Strictly By Appointment Only



## General Description

A pristine and luxurious five bedroom detached family home, located in the sought after Bedwellty Gardens. A rare find packed with highlights, including generously sized rooms, en-suite bedrooms, double garage, driveway parking and gardens.

Offering over 1800 square feet of living space, this stunning property is immaculately presented throughout. The first reception room is off your hallway to the left featuring a beautiful bay window. Follow the hallway past the stairs to the right into the fantastic kitchen / breakfast room with sleek gloss cabinetry and integrated appliances, including oven, microwave, fridge, freezer and dishwasher. The workspace extends to form a breakfast bar and double doors conveniently lead out on to the rear garden. The utility room provides additional storage space for all the necessary wash facilities. To the right of the entrance hallway is the second reception room of 236 square foot of space with double doors to the garden providing plenty of natural light. Back inside, and you'll find a useful W/C. and direct access to the double garage.

Upstairs, there are five bedrooms and three bathrooms. The master en-suite bedroom sits to the front, a double bedroom with a wall of built-in wardrobes and an en-suite shower room finished to the same excellent standard as the rest of the house. There are three further double bedrooms, two with a 'Jack and Jill' en-suite, and a good sized single bedroom, currently used as a dressing room. A contemporary family bathroom completes the first floor.

Outside, there is a substantial patio with a level lawn area surrounded by wood feather fencing. Driveway parking for 2+ vehicles is located immediately in front of the garage flanked by lawn to the left.

Overall, a great opportunity to purchase a fantastic luxury family home which is move-in ready and in a great location!

### SITUATION

Located in the desired area of Bedwellty Gardens at the Southern edge of the historic town of Tredegar towards Blackwood, this home is in close proximity to local schools, amenities and countryside walks. Within the town there is an array of local shops, restaurants, public houses, a post office and a Lidl supermarket.

Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales and is not only steeped in natural history but also surrounded by natural beauty. It 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.

### ADDITIONAL INFORMATION

Local Authority | Blaenau Gwent County Council

Services | We are advised that the property is connected to mains electricity, gas, water and drainage.

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

Mobile | O2 - Likely indoor coverage. O2 EE, Three, Vodafone - 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

Composite and obscured double-glazed door into Entrance Hallway.

### Entrance Hallway

Tiled flooring, smooth ceiling, white gloss door to Dining Room, white gloss door to Kitchen, white gloss door to Lounge, white gloss door to W/C, white gloss door to Garage, radiator, carpeted stairs to first floor.

### Dining Room (10' 8" x 10' 7") or (3.25m x 3.22m)

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

### Kitchen (19' 1" x 10' 10" Max) or (5.82m x 3.31m Max)

Tiled flooring, smooth ceiling with spotlights, range of base and eye level units, integrated five hob gas oven with stainless steel extractor fan over, integrated microwave, integrated oven, integrated fridge, integrated freezer, integrated dishwasher, radiator, white gloss door to Utility Room, uPVC and double-glazed window to rear, uPVC and double-glazed patio doors to rear.

### Utility Room (7' 0" x 5' 1") or (2.14m x 1.55m)

Tiled flooring, smooth ceiling, space for washing machine, wall-mounted 'Worcester' combi-boiler, radiator, uPVC and obscured double-glazed door to side.

## Lounge (16' 8" x 14' 1") or (5.08m x 4.29m)

Laminated flooring, smooth ceiling, radiator, uPVC and double-glazed window to rear, uPVC and double-glazed patio doors to rear.

## WC

Tiled flooring, smooth ceiling, wash hand basin, W/C, radiator, uPVC and obscured window to front.

## Landing

Carpet as laid, smooth ceiling, radiator, white gloss door to Family Bathroom, white gloss doors to Bedrooms, white gloss door to useful Storage Cupboard, white gloss door to water tank, loft access.

## Family Bathroom (6' 8" x 5' 4") or (2.02m x 1.63m)

Tiled flooring, tiled walls, smooth ceiling with spotlights and extractor fan, panel-enclosed bath, pedestal wash hand basin, W/C, chrome vertical radiator, uPVC and obscured window to front.

## Bedroom 1 (13' 0" x 9' 8") or (3.96m x 2.94m)

Laminated flooring, smooth ceiling, white gloss doors to built-in wardrobes, uPVC and double-glazed to front.

## Bedroom 2 (9' 7" x 7' 9") or (2.92m x 2.35m)

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

## Bedroom 3 (13' 5" x 11' 5") or (4.08m x 3.48m)

Laminated flooring, smooth ceiling, radiator, white gloss doors to 'Jack and Jill' ensuite, uPVC and double-glazed door to rear.

## Jack & Jill En-Suite (8' 1" x 5' 0") or (2.46m x 1.52m)

Jack and Jill Ensuite: Tiled flooring, tiled walls, smooth ceiling with spotlights and extractor fan, corner shower unit with mains shower over, pedestal wash hand basin, W.C., chrome vertical radiator, uPVC and obscured double-glazed window to rear. White gloss doors to Bedroom 3 and Bedroom 4.

## Bedroom 4 (11' 9" x 11' 5" Max) or (3.57m x 3.48m Max)

Laminated flooring, smooth ceiling, white gloss doors to built-in wardrobe, white gloss door to 'Jack and Jill' ensuite, uPVC and double-glazed window to rear.

## Master Bedroom (11' 9" x 10' 11") or (3.58m x 3.33m)

Laminated flooring, smooth ceiling, two built-in wardrobes with double doors, radiator, uPVC and double-glazed window to front, white gloss door to En-Suite.

## En Suite (7' 5" x 6' 1") or (2.25m x 1.85m)

Tiled flooring, tiled walls, smooth ceiling with spotlights and extractor fan, double shower enclosure with mains shower over, pedestal wash hand basin, W/C, chrome vertical radiator, uPVC and obscured double-glazed window to front.

## Integral Garage (17' 1" x 16' 5" Max) or (5.21m x 5.00m Max)

Tiled flooring, smooth ceiling, electric points, workspace, door to bespoke storage area, two up and over doors.

## Front of property

Tarmac driveway with parking for two cars flanked with lawn to the left with a path leading to the front door and side access.

## Rear Garden

Paved L shaped patio with level lawn all within wood boundary fencing.

## Services

Mains electricity, mains water, mains gas, mains drainage

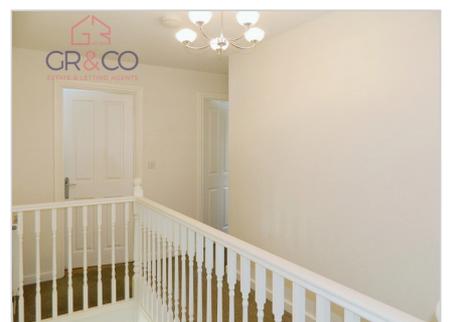
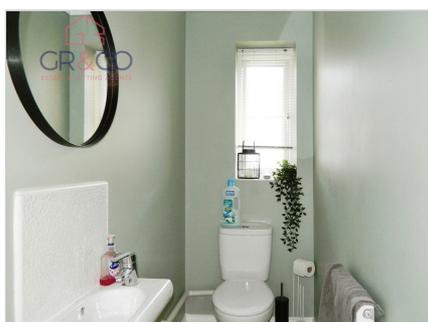
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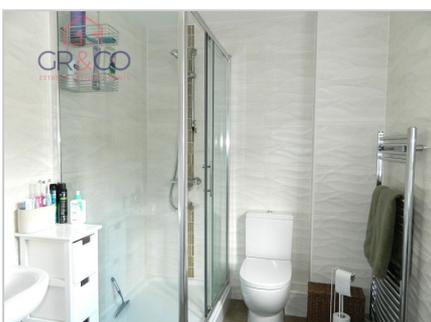
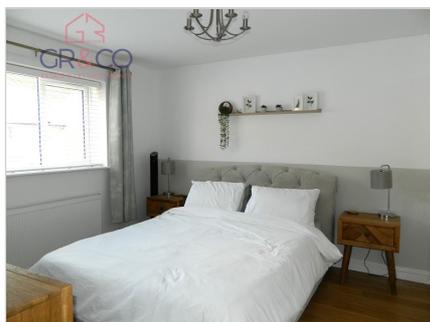
## Tenure

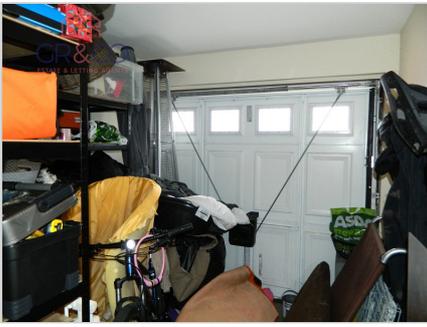
We are informed that the tenure is Freehold

## Council Tax

Band F

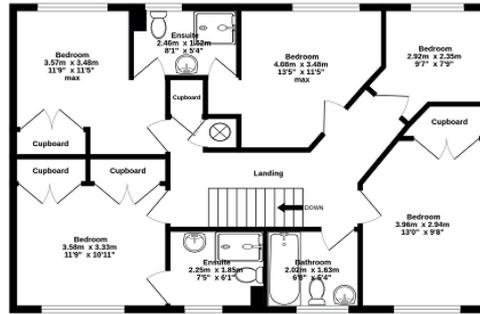
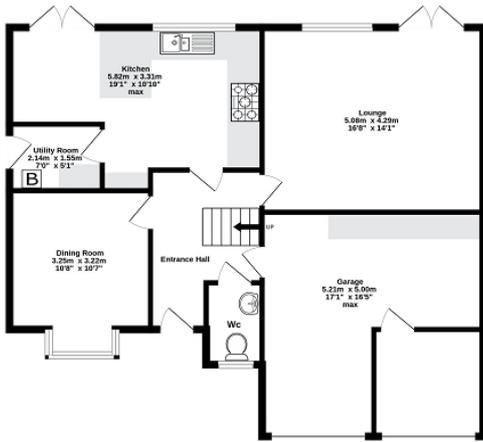






Ground Floor  
91.1 sq.m. (981 sq.ft.) approx.

1st Floor  
76.2 sq.m. (820 sq.ft.) approx.



TOTAL FLOOR AREA: 167.4 sq.m. (1801 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.