



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## Victoria Terrace Tredegar

£115,000



- Terraced Family Home In Popular Residential Area
- No Onward Chain
- Dual Aspect Lounge / Diner
- Three Well Appointed Bedrooms
- Ground Floor Bathroom | First Floor Ensuite
- Ideal First Time Buy / Investment / Downsize
- Rear Enclosed Garden
- Hardstand Off Road Parking
- Combi-Boiler Heating And Double Glazing
- EPC Rating: C | Council Tax Band: A | Tenure: Freehold

Ref: PRA10945

Viewing Instructions: Strictly By Appointment Only

## General Description

**\*\*No onward chain\*\*** This well-appointed Victorian terraced home boasts a spacious lounge / diner, kitchen, bathroom, three bedrooms (one ensuite), rear garden and off road parking. A superb first time buy / investment opportunity!

Greg Roberts and Co are delighted to offer for sale this three double bedroomed property in the popular location of Georgetown. With 812 square foot of living space spread across two floors, there is ample room and plenty of potential to make it your own. An entrance hallway leads you through to the 23 foot dual aspect lounge/diner. To the rear is good sized kitchen and family bathroom. Heading upstairs, there are three bedrooms, one of which has a useful ensuite shower room. The property further benefits a combi-boiler heating system and double glazing throughout.

Outside, there is a low maintenance rear garden with steps gradually leading to each tier. A hardstand provides off road parking and rear access.

### 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, a park, restaurants, public houses, a post office and a Lidl supermarket. The popular nature reserve Bryn Bach Park is to the northern edge of the town with a 36 acre leisure lake, children's play area, cafe, camping and mini golf.

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. It is steeped in natural history and surrounded by natural beauty. 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 single hardstand 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 likely indoor coverage - EE and O2. 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 Entrance Hallway.

### Entrance Hallway

Carpet as laid, textured ceiling, radiator, carpeted stairs to first floor, white gloss door to Lounge/Diner.

### Lounge / Diner (23' 4" x 9' 9") or (7.11m x 2.98m)

Carpet as laid, textured ceiling, two radiators, white gloss door to useful understairs storage cupboard, white gloss door to Kitchen, uPVC and double-glazed window to front, uPVC and double-glazed window to rear.

### Kitchen (11' 11" x 8' 5") or (3.63m x 2.57m)

Linoleum flooring, textured ceiling, range of base and eye level units, tiled splashbacks, freestanding cooker, space for washing machine, space for fridge, space for freezer, wall-mounted 'Worcester' combi-boiler, radiator, white gloss door to Kitchen, uPVC and double-glazed window to rear side, uPVC and obscured double-glazed door to rear side.

### Bathroom (8' 5" x 8' 4") or (2.57m x 2.54m)

Linoleum flooring, textured ceiling, hygienically clad walls, panel-enclosed bath with mains shower attachment, pedestal wash hand basin, W.C., radiator, extractor fan, loft access, uPVC and obscured double-glazed window to rear.

### Landing

Carpet as laid, textured ceiling, white gloss doors to Bedrooms.



## Bedroom 1 (13' 0" x 10' 10") or (3.96m x 3.29m)

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

## Bedroom 2 (11' 11" x 7' 5") or (3.63m x 2.27m)

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

## Bedroom 3 (8' 9" x 4' 11") or (2.67m x 1.51m)

Carpet as laid, textured ceiling, radiator, door to En-Suite, uPVC and double-glazed window to side.

## En-suite shower room (8' 9" x 4' 11") or (2.67m x 1.51m)

Linoleum flooring, textured ceiling, hygienically clad walls, corner shower unit with electric shower, pedestal wash hand basin, W.C., radiator, extractor fan.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band A



A dark blue banner with the GR&CO logo and contact information. The logo features a stylized house icon with the letters 'G' and 'R' inside, and '& CO' below it. The text 'ESTATE & LETTING AGENTS' is written in small letters above the logo. Below the logo, the text 'EST. 2010' is written. The main text 'GR&CO' is in large white letters. Below it, the text 'SALES & LETTINGS' and 'MORTGAGES & INSURANCE' is written in smaller white letters. At the bottom, the phone number '01495 723 265' and the website 'www.gregrobertsandco.co.uk' are written in white.

ESTATE & LETTING AGENTS

EST. 2010

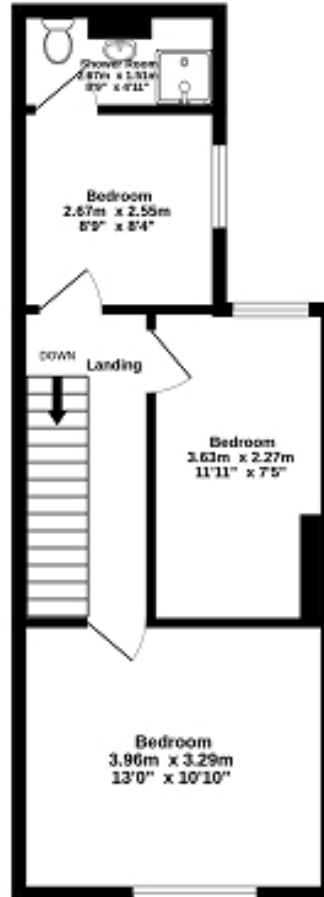
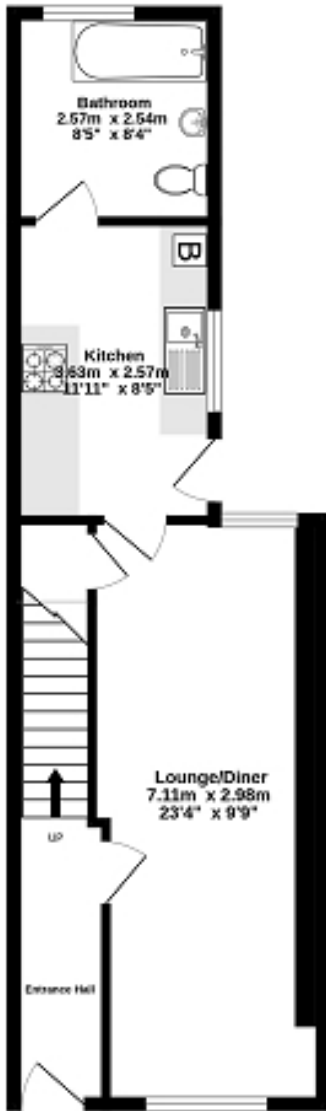
**GR&CO**

SALES & LETTINGS  
MORTGAGES & INSURANCE

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

1st Floor  
35.1 sq.m. (376 sq.ft.) approx.



TOTAL FLOOR AREA: 75.4 sq.m. (812 sq.ft.) approx.

While 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.