



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

West Hill Tredegar

£132,500



- Mid-Terrace Three Bedroom House
- No Onward Chain
- Open Plan Lounge/Diner With Log Burner
- Spacious Fitted Kitchen
- Shower Room On Each Floor
- Front And Rear Gardens
- Off Road Parking To Rear
- Newly Fitted 'Worcester' Combi-Boiler
- Close Proximity To Town And Bedwellty Park
- EPC Rating: E|Council Tax Band: B|Tenure: Freehold

Ref: PRA10947

Viewing Instructions: Strictly By Appointment Only



General Description

Offered chain free, this three bedroom, two bathroom Victorian mid terraced property is nestled in a quiet residential area within walking distance of the town centre. Further boasting a rear garden with views and off road parking, a viewing is highly recommended!

With over 1000 square feet of living space behind the powder blue frontage, this property would make an ideal first time purchase/family home. The spacious dual aspect open plan living area oozes natural light and features a multi-fuel log burning stove for cozy winter nights. The large kitchen is fitted with cabinetry at base and eye level and ample workspace for culinary delights. From here, there is access to the garden and to the first of two shower rooms. Upstairs, there are three bedrooms, two of which are doubles, and a convenient family wet room with walk in rainfall shower cubicle.

OUTSIDE

A front forecourt with boundary wall provides the privacy of the house being set back off the road. To the rear is an enclosed tiered garden with the additional benefit of a hardstand area for off road parking.

SITUATION

Ideally situated in a quiet residential area with green space to the rear, yet within close proximity to the town, the popular Bedwellty Park and local amenities.

The town of Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales. Steeped in natural history and surrounded by natural beauty, it offers great outdoor spaces to discover and enjoy. The popular Bedwellty Park and Bryn Bach Park are a short distance away and the famous Brecon Beacons (Bannau Brycheiniog) and all the beauty this has to offer is within half hour drive. It is well served by schools for all ages at both primary and secondary level.

For commuters, Tredegar 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 nearby train stations in Ebbw Vale and Rhymney offer regular direct routes to the city of Cardiff within the hour.

ADDITIONAL INFORMATION

Local Authority | Blaenau Gwent County Council

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

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

Mobile | Three, O2 and Vodaphone - Likely indoor coverage. EE, Three, O2 and Vodaphone offer 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 obscured double-glazed door into Entrance Hallway.

Entrance Hallway

Wooden flooring, smooth ceiling, carpeted stairs to first floor, entrance to Lounge/Diner.

Lounge / Diner

Carpet as laid, smooth ceiling, two radiators, marble hearth and surround with multi-fuel burner, uPVC and double-glazed window to front, uPVC and double-glazed window to rear, door to Kitchen.

Kitchen

Tiled flooring, smooth ceiling, range of base and eye level units, tiled splashbacks, space for cooker, space for washing machine, space for tumble dryer, space for fridge-freezer, radiator, wall-mounted 'Worcester' condensing combi-boiler (fitted 2024), uPVC and double-glazed window to side, uPVC and obscured window to side, door to Shower Room.

Shower Room

Linoleum flooring, smooth ceiling, extractor fan, hygienically clad walls, double walk-in shower enclosure with mains shower over, pedestal wash hand basin, W.C., radiator, uPVC and obscured window to side.

Landing

Carpet as laid, smooth ceiling, door to Wet Room, doors to Bedrooms, loft access.

Wet Room

Non-slip flooring, hygienically clad walls, wood panelled ceiling with extractor fan, mains shower, wash hand basin with vanity unit beneath, W/C, radiator, uPVC and obscured double glazed window to rear.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Front of property

Pebbled forecourt with steps up to main entrance, uPVC and obscured double-glazed door into Entrance Hallway.

Rear Garden

Patio yard area with steps leading to Astroturf artificial lawn and steps to hardstand.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:54

Tenure

We are informed that the tenure is Freehold

Council Tax

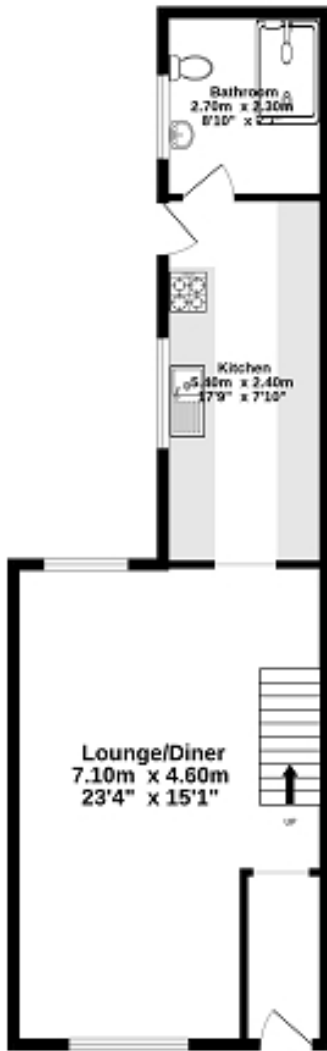
Band B



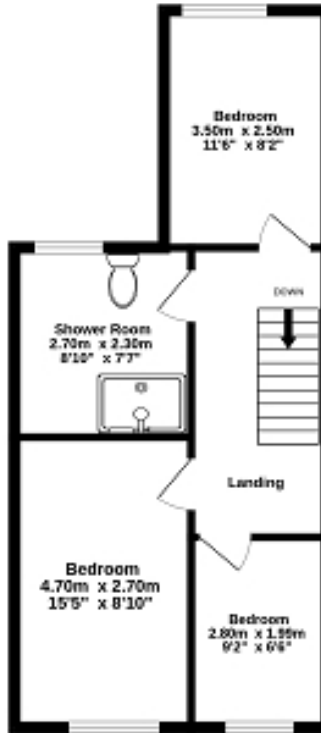


A dark blue rectangular block containing the GR&CO logo, the text 'ESTATE & LETTING AGENTS', 'SALES & LETTINGS', 'MORTGAGES & INSURANCE', the phone number '01495 723 265', and the website 'www.gregrobertsandco.co.uk'. The logo features a stylized house icon with an ampersand and the text 'GR&CO' in large white letters, with 'EST. 2010' in smaller text below it.

Ground Floor
52.0 sq.m. (560 sq.ft.) approx.



1st Floor
40.9 sq.m. (441 sq.ft.) approx.



TOTAL FLOOR AREA: 93.0 sq.m. (1001 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint 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 Metopolis 02024

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.