



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Maesglas Tredegar

£220,000



- Spacious Detached Dormer Bungalow In Popular Location
- Three Downstairs Bedrooms, One Currently Used As Dining Room
- Two Double Bedrooms To First Floor
- Light Filled Kitchen / Dining Room
- Huge Outbuilding Offering Potential For Gym/Workshop/Games Room
- Low Maintenance Front, Rear & Side Gardens
- Garage With Private Driveway
- Occupying Substantial Corner Plot
- Walking Distance to Town Centre & Local Amenities
- No Onward Chain | Requires Modernisation

Ref: PRA10830

Viewing Instructions: Strictly By Appointment Only

General Description

A fantastic opportunity to purchase this spacious five bedroomed dormer-bungalow with driveway, garage and large outbuilding. Occupying a substantial corner plot within walking distance of the town centre and local amenities and offered chain free, the property is brimming with possibilities.

This detached home affords over 1140 square foot of versatile living accommodation to include four to five bedrooms and would suit a variety of requirements. The fifth bedroom is currently being used as a dining room but can easily be used as an additional bedroom, as required. Benefiting from extensive low maintenance grounds surrounding the property to include a private gated driveway to the front with a single garage, and a huge detached outbuilding to the rear offering further potential for perhaps a home office, a workshop, a games room or a gym.

The internal accommodation briefly comprises of an entrance porch leading to a welcoming reception hall, a living room with feature fire place, a light-filled kitchen/breakfast room (with no kitchen in situ), a dining room/bedroom, two double bedrooms, a shower room, and completing the ground floor is a rear lobby providing access to a separate W/C, a storage cupboard and the integral garage. To the first floor there is a landing leading to two further double bedrooms.

With some refurbishment and modernisation, this would make for a wonderful detached family home.

SITUATION

Ideally located in a popular residential area within walking distance of Tredegar town with its range of local amenities, shops and supermarkets, and a good local primary school. Outdoor activities are in abundance in the area with the popular Bryn Bach Park and a variety of countryside walking routes on your doorstep.

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 (approx 2 miles) and Rhymney and provide direct routes to Cardiff within an hour.

ADDITIONAL INFORMATION

EPC Rating | F

Council Tax Band | C (at the date the property was listed)

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Local Authority | Blaenau Gwent County Council

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

Parking | There is private driveway with garage. There is also unrestricted on street parking spaces to the front of the property.

Broadband | Standard, Superfast and Ultrafast broadband is available. Please make your own enquiries via OFCOM.

Mobile | Three, O2 and Vodaphone - Likely indoor coverage - EE, Three, O2 and Vodaphone - Likely outdoor coverage. Please make your own enquiries via OFCOM.

Local Planning Developments | The Agent is not aware of any planning developments in the area which may affect this property. Refer to Blaenau Gwent Planning.

Consumer Protection from Unfair Trading Regulations 2008

Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon. 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 and it must not be inferred that any item shown is included with the property.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

Accommodation

Entrance

uPVC and obscured double-glazed door into Internal Porch.

Internal porch (4' 7" x 2' 8") or (1.39m x 0.82m)

Entrance Hallway

Carpet as laid and a smooth ceiling, radiator, white gloss door to living room, white gloss door to kitchen, white gloss door bathroom, white gloss doors to bedrooms, two radiators, wooden staircase to first floor.

Living Room (16' 3" x 10' 11" Max) or (4.96m x 3.33m Max)

Carpet as laid, radiator, marble fire surround with feature fire, two radiators, uPVC and double glazed window to front and to side.

Kitchen/Breakfast Room (12' 1" x 10' 4") or (3.69m x 3.15m)

Tiled flooring, floor standing 'Potterton' gas boiler, uPVC and double-glazed window to rear, uPVC and double-glazed door to rear lobby.

Rear Lobby (9' 3" x 4' 5") or (2.82m x 1.34m)

Linoleum flooring, door to W/C, door to storage cupboard, door to garage, uPVC and obscured double-glazed door to rear.

WC (4' 1" x 3' 5") or (1.25m x 1.05m)

Linoleum flooring, WC, uPVC and obscured double glazed window to rear.

Garage (9' 1" x 16' 1") or (2.76m x 4.89m)

Single integral garage with flat roof, concrete flooring, uPVC and double glazed window to side, up and over garage door, electric point.

Bathroom (5' 5" x 7' 10" Max) or (1.65m x 2.40m Max)

Tiled flooring, smooth ceiling, spotlights, part tiled walls, double walk-in shower enclosure with 'Triton' shower over, wash hand unit with vanity unit beneath, W/C, chrome vertical radiator.

Bedroom 1 (10' 4" x 10' 7") or (3.16m x 3.23m)

Carpet as laid, built-in full width wardrobes, uPVC and double glazed window to rear.

Bedroom 2 (10' 4" x 8' 0") or (3.15m x 2.44m)

(Currently used as Dining Room)

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

Bedroom 3 (13' 0" x 10' 4") or (3.96m x 3.15m)

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

Landing (5' 0" x 10' 2") or (1.52m x 3.09m)

Carpet as laid, smooth ceiling, door to under eaves storage, doors to bedrooms 4 & 5.

Bedroom 4 (9' 5" x 10' 1") or (2.88m x 3.08m)

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

Bedroom 5 (11' 4" x 10' 2") or (3.46m x 3.10m)

Carpet as laid, smooth ceiling, radiator, wash hand basin, storage cupboard, uPVC and double-glazed window to side.

Front Garden

Large enclosed block paved forecourt with raised flowerbeds and gated driveway leading to garage. Paved area to side with access to rear garden all within boundary wall, hedges and fencing.

Rear Garden

Large enclosed blocked paved areas housing a large outbuilding and a shed within boundary fencing and hedges. Outside tap.

Outside Store Room (25' 0" x 19' 9") or (7.61m x 6.01m)

Large outbuilding with concrete base, electric supply and apex roof with five single glazed windows.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:37

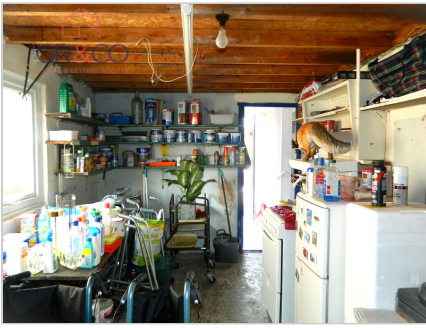
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





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.