



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## Meadow Crescent Tredegar

£215,000



- Semi-Detached Bungalow In Popular Residential Area
- Two Ground Floor Bedrooms
- Two Converted Loft Rooms (Currently Used As Bedroom)
- Ample Driveway Parking
- Two Ground Floor Shower Rooms
- Generous Living Room With Bay Window
- Fitted Kitchen Plus Utility Area
- Established Front And Rear Gardens
- No Onward Chain Complications
- EPC Rating: B | Council Tax Band: B | Tenure: Freehold

Ref: PRA10919

Viewing Instructions: Strictly By Appointment Only

## General Description

Offered chain free, this is a fantastic opportunity to purchase a well-presented semi-detached bungalow with gardens and driveway parking in a popular residential location.

The property is well-presented throughout with the majority of living accommodation on the ground floor. Upon entering, you are greeted by a welcoming lounge with feature bay window. The modern fitted kitchen, complete with a separate utility area offers a practical space. For added convenience there are two shower rooms to the ground floor. The bungalow presents two generously-sized ground floor bedrooms. Additionally, two loft rooms are on offer, showcasing excellent potential for further accommodation.

Externally there are good sized established gardens to the front and rear, mainly laid to gravel, lawn and paved patio with storage sheds to the side. A convenient paved seating area leading off the patio doors is the perfect setting for alfresco dining or simply enjoying the outdoors. Further enhancing the appeal of this property is the brick paved driveway parking for several vehicles.

### SITUATION

Situated only a short distance to the open spaces of Bryn Bach Parc Nature Reserve, this property is perfectly positioned to enjoy the lovely local walks on offer. Within Tredegar town there is a high street which provides an array of local shops, restaurants, public houses, a post office and a Lidl supermarket. It is steeped in natural history and surrounded by natural beauty.

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. The nearest train stations are a short drive to nearby Ebbw Vale and Rhymney.

### ADDITIONAL INFORMATION

Local Authority | Blaenau Gwent County Council

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

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 | EE, Three, O2, Vodaphone - Likely outdoor coverage according to 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 Entrance Hallway.

### Entrance Hallway

Laminated flooring, textured ceiling, radiator, entrance to Kitchen, door to Lounge, doors to Bedrooms, door to Bathroom, stairs to first floor.

### Kitchen (10' 0" x 8' 4") or (3.04m x 2.53m)

Tiled flooring, textured ceiling, range of base and eye level units, tiled splashbacks, space for cooker, space for dishwasher, space for fridge-freezer, uPVC and double glazed window to side, door to Rear Lobby.

### Rear Lobby

Tiled flooring, smooth ceiling, space for washing machine, wall-mounted 'Atag' combi-boiler (fitted 13 Sept 2023), door to Shower Room, radiator, uPVC and double-glazed window to rear, uPVC and obscured double-glazed door to side.

### Shower Room (5' 9" x 5' 6") or (1.74m x 1.67m)

Tiled flooring, smooth ceiling, corner shower unit with 'Gainsborough' electric shower, pedestal wash hand basin, W/C, radiator, extractor fan, uPVC and obscured double-glazed window to rear.

### Lounge (12' 10" x 12' 4") or (3.91m x 3.76m)

Carpet as laid, smooth ceiling, three radiators, uPVC and double glazed bay window to front, uPVC and double glazed window to side.

## Bedroom 1 (12' 5" x 11' 5") or (3.79m x 3.49m)

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

## Bedroom 2 (10' 8" x 9' 1") or (3.26m x 2.76m)

Carpet as laid, textured ceiling, radiator, uPVC and double glazed patio doors to rear.

## Bathroom (7' 1" x 6' 0") or (2.16m x 1.84m)

Non-slip flooring, tiled walls, textured ceiling, walk-in double shower enclosure with 'Mira' electric shower over, pedestal wash hand basin, W/C, extractor fan, radiator, uPVC and obscured double glazed window to rear.

## Attic Room 1 (13' 6" x 10' 5") or (4.11m x 3.17m)

Currently used as a Bedroom: Carpet as laid, smooth ceiling, radiator, double-glazed 'Velux' window to rear, door to Room Two.

## Attic Room 2 (10' 6" x 10' 6") or (3.19m x 3.19m)

Currently used as a Bedroom: Carpet as laid, textured ceiling, radiator, access to under eaves storage, double glazed 'Velux' window to rear.

## Front of property

Block paved driveway with parking for several vehicles. Low maintenance graveled garden and raised paved area within boundary walls.

## Rear Garden

Pathway to rear garden with plastic shed and wooden shed. Paved patio seating area with multi-level garden comprising of lawn, established plants, shrubs and trees, all within boundary walls and fencing.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:87

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band B





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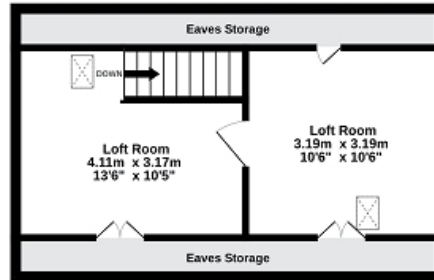
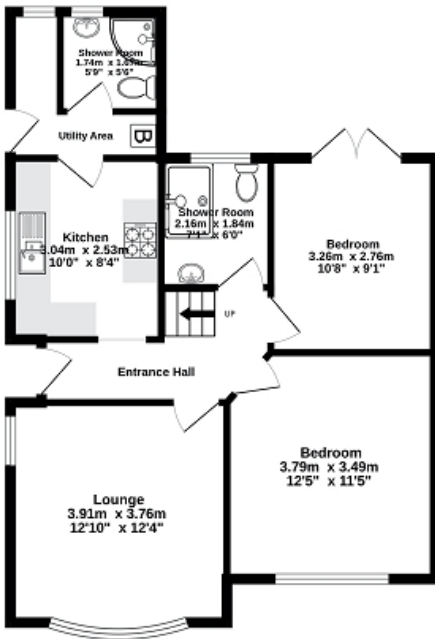
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Ground Floor  
58.8 sq.m. (633 sq.ft.) approx.

1st Floor  
31.9 sq.m. (344 sq.ft.) approx.



TOTAL FLOOR AREA: 90.7 sq.m. (976 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.