



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Cefn Parc Tredegar

£285,000



- Detached Property Nestled In Sought After Location
- Quiet No Through Road With Picturesque Views
- Living Room With Elevated Views Of Garden And Surrounding Countryside
- Three Good Sized Reception Rooms
- Three Ground Floor Bedrooms
- Fitted Kitchen / Breakfast Room & Utility Room
- Family Bathroom | Separate W.C.
- Landscaped Front And Rear Gardens
- Driveway Parking For Several Vehicles
- EPC Rating: D | Council Tax Band: C | Tenure: Freehold

Ref: PRA10959

Viewing Instructions: Strictly By Appointment Only



General Description

A rare opportunity to purchase this truly unique and beautifully presented detached property, nestled in a quiet location with spectacular and far reaching views, yet within only half a mile of the town centre and the popular Bedwellty Park.

The large feature windows and upside down layout of this wonderful home were designed to take full advantage of its hillside setting and countryside views. By locating the rooms that are used most to the upper floor, it maximises the natural light throughout.

Spanning over 1220 feet with well appointed versatile spaces, the first floor accommodation comprises of an entrance porch and a welcoming hallway with stairs to the left descending to the ground floor. To the right of the hall is a beautiful kitchen / breakfast room flanked with fitted cabinetry. Heading to the rear of the property, there are two light-filled reception rooms with wall filling windows providing gorgeous leafy green views of the garden and the countryside beyond. A third reception room is located to the front with french doors opening directly onto the decked patio - ideal for dining alfresco. For added convenience, there is an inner lobby with storage space, together with a handy W/C.

Head downstairs to the ground floor, where you'll find three good sized bedrooms with built in storage cupboards all served by a family bathroom suite. The principal double bedroom basks in natural light with french doors leading out onto the rear garden. A large useful utility room completes the ground floor.

All the windows perfectly frame the mature and private rear tiered garden where there is a generous paved patio leading to a decked area with greenhouse and steps to a fantastic garden room surrounded by a variety of trees, hedges and shrubs. To the front, there is a gated brick-paved driveway to generous parking and decking which takes full advantage of the available sunshine.

SITUATION

Situated in a sought after spot in a private location, the property is within walking distance of Tredegar recreational ground where there are a variety of sporting and entertainment events held. The nearby Bedwellty Park and gardens offers a play park, ponds and a cafe. 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.

Tredegar is steeped in natural history and surrounded by natural beauty. It 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

EPC Rating | D

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.

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

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

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

Front of property

Gated block paved driveway with parking for several vehicles, decked seating area, steps to left and right of property.

Entrance

uPVC and double-glazed double doors into Entrance Porch.

Entrance Porch

Tiled flooring, uPVC panelled ceiling, radiator, white gloss doors to Storage Cupboard, uPVC and obscured double doors into Entrance Hallway.

Entrance Hallway

Laminated flooring, textured ceiling, radiator, carpeted stairs to ground floor, white gloss door to Storage Cupboard, white gloss door to Kitchen/Breakfast Room, white gloss door to Reception Room One, white gloss door to Reception Room Two, loft access.

Kitchen/Breakfast Room (14' 10" x 9' 11") or (4.52m x 3.01m)

Linoleum flooring, textured ceiling, range of base and eye level units, tiled splashbacks, stainless sink and drainer, integrated gas hob, electric oven with extractor fan over, space for dishwasher, space for fridge/freezer, white gloss door to storage cupboard, uPVC and double glazed window to front, uPVC and double glazed window to side.

Reception Room 1 (15' 11" x 10' 10") or (4.85m x 3.31m)

Laminated flooring, smooth ceiling, two radiators, wall hung electric fireplace, large floor to ceiling corner uPVC and double glazed window unit.

Reception Room 2 (13' 11" x 9' 3") or (4.25m x 2.83m)

Laminated flooring, textured ceiling, radiator, large floor to ceiling uPVC and double glazed window to rear, white gloss door to inner lobby.

Inner Lobby

Tiled flooring, smooth ceiling, space for freezer/storage, white gloss door to WC, white gloss door to Reception Room Three.

WC

Tiled flooring, smooth ceiling, wash hand basin with storage beneath, W.C., radiator, uPVC and obscured double glazed window to side.

Reception Room 3 (13' 3" x 8' 3") or (4.05m x 2.51m)

Wood flooring, smooth ceiling, radiator, uPVC and double glazed 'French doors' to front, uPVC and double glazed window to front.

Hallway

Carpet as laid, textured ceiling, white gloss doors to Bedrooms, white gloss door to Bathroom, white gloss door to Utility Room, white gloss double doors to Storage, radiator.

Bathroom (8' 0" Max x 6' 8" Max) or (2.44m Max x 2.03m Max)

Linoleum flooring, part tiled walls, textured ceiling, panel enclosed bath with main shower over, wash hand basin with vanity unit underneath, W.C., radiator, uPVC and obscured double glazed window to rear.

Bedroom 1 (13' 10" x 9' 2") or (4.22m x 2.79m)

Carpet as laid, textured ceiling, radiator, built-in wardrobes, overbed storage, uPVC and double-glazed double doors to steps to rear patio and garden.

Bedroom 2 (10' 11" x 8' 11") or (3.32m x 2.72m)

Carpet as laid, textured ceiling, radiator, built in wardrobes, Chester draws and over bed storage, uPVC and double window to rear.

Bedroom 3 (9' 11" x 6' 3") or (3.03m x 1.90m)

Carpet as laid, textured ceiling, radiator, built in wardrobes, uPVC and double glazed window to side.

Utility Room (12' 9" x 6' 3") or (3.88m x 1.90m)

Linoleum flooring, textured ceiling, base units with worktop over, stainless steel sink, space for washing machine, space for tumble dryer, radiator, extractor fan, uPVC and double glazed window to side.

Rear Garden

Large full width paved patio with steps leading to wide decked area with greenhouse. Further steps lead to garden room and established garden mainly laid to lawn with trees, hedges and shrubs.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:65

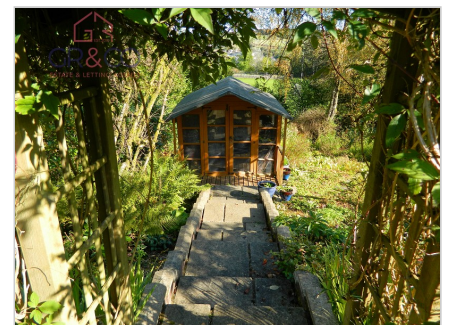
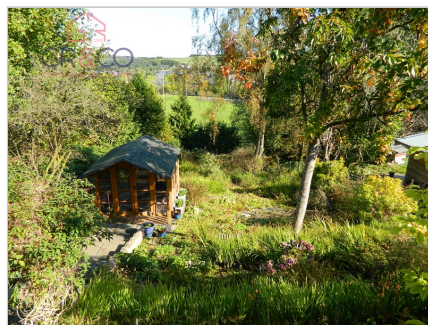
Tenure

We are informed that the tenure is Freehold

Council Tax

Band C

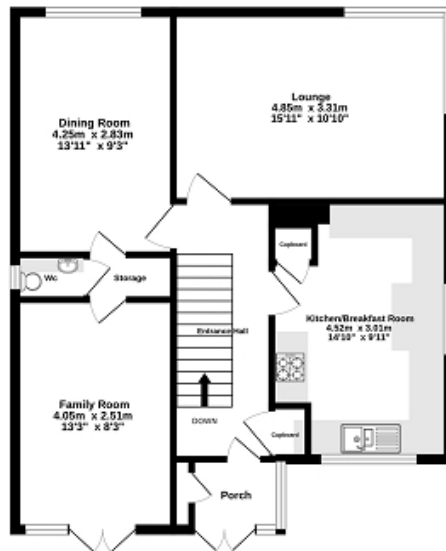
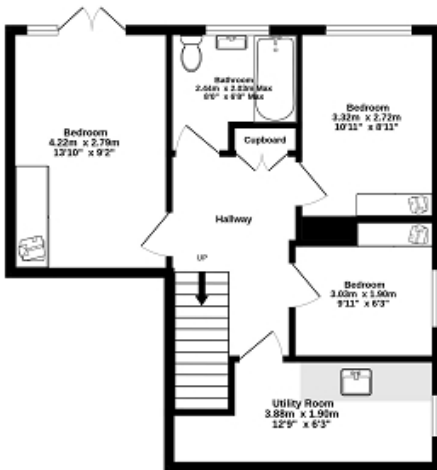






Ground Floor
47.9 sq.m. (515 sq.ft.) approx.

Entrance Floor
65.6 sq.m. (708 sq.ft.) approx.



Cefn Parc, Tredreger, NP22 3ph

TOTAL FLOOR AREA: 113.4 sq.m. (1221 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplans 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 is to their operability or efficiency can be given.
Made with Metropix 6.0024



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.

