



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Ashvale Tredegar

£130,000



- Spacious Double Fronted End Terrace Home
- Three Double Bedrooms
- Open Plan Fitted Kitchen Plus Breakfast Room
- Generously Sized Dual Aspect Lounge/Diner
- First Floor Four Piece Bathroom Suite
- Utility Room & Ground Floor W/C.
- Driveway Parking For Two Cars
- Short Drive To A465 Link Road
- No Onward Chain
- EPC Rating: C | Council Tax Band: A | Tenure: Freehold

Ref: PRA10960

Viewing Instructions: Strictly By Appointment Only



General Description

Offered with no onward chain, this bright and spacious three double bedroom family home is just a short walk from the popular nature reserve and leisure site, Bryn Bach Park. With very generous living spaces spanning over 1275 square foot, this house has incredible potential to become a superb modern home.

You'll enjoy putting your own stamp on this lovingly maintained property, end terrace and set back off the street for extra peace and privacy, this is a well-appointed abode that still has plenty of potential for new owners. Step through the storm porch to a bay-fronted reception room with adjoining fitted kitchen. The kitchen offers plenty of cabinet space plus a separate utility room and W/C for added convenience. Off the kitchen, is a large dual aspect lounge with french doors to the rear. Upstairs, all three bedrooms are generous doubles, and are served by a large four piece family bathroom suite.

OUTSIDE

A front enclosed low maintenance courtyard creates privacy and additional outdoor space. To the left of the property is a driveway providing off-road parking for two vehicles. Beyond the drive is a decked seating area, with steps leading to a low maintenance south-west facing, paved patio - two wonderful spots for dining al-fresco.

SITUATION

Step outside, and you are ideally located in a popular residential area on the outskirts of Tredegar town within close proximity of the Bryn Bach Park, a designated local nature reserve that is popular with walkers and families. Nearby, there are local primary and secondary schools and a range of local amenities, including convenience stores and a Lidl supermarket.

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 | C

Council Tax Band | A (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 Vodafone - 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

Entrance

uPVC and obscured double glazed door into Porch.

Porch

Tiled flooring, textured ceiling, useful storage cupboard, uPVC and obscured double glazed door into Reception Room.

Reception Room 1 (13' 0" x 12' 0") or (3.97m x 3.67m)

Currently used as Office/Breakfast Room - Part tiled, part laminated flooring, textured ceiling, radiator, entrance to Kitchen, uPVC and double glazed window to front.

Kitchen (11' 10" x 8' 11") or (3.61m x 2.73m)

Tiled flooring, textured ceiling, range of base and eye level units, stainless steel sink and drainer, space for cooker, radiator, door to Lounge/Diner, door to Utility Room, uPVC and double glazed window to side.

Utility Room (8' 5" x 4' 4") or (2.56m x 1.32m)

Tiled flooring, smooth ceiling, radiator, space for washing machine, space for tumble dryer, wall-mounted 'Vaillant' combi boiler, door to W.C., uPVC and obscured double glazed window to rear.

WC

Tiled flooring, smooth ceiling, wash hand basin, W.C., uPVC and obscured window to side.

Lounge / Diner (25' 6" x 11' 11") or (7.77m x 3.64m)

Laminated flooring, papered ceiling, two radiators, door to useful under stairs storage cupboard, carpeted stairs to first floor, uPVC and double glazed window to front, uPVC and double glazed patio doors to rear.

Landing

Carpet as laid, textured ceiling, loft access, white gloss doors to Bedrooms, white gloss door to Bathroom.

Bathroom (12' 1" Max x 11' 9" Max) or (3.68m Max x 3.58m Max)

Linoleum flooring, panelled ceiling, panel-enclosed bath, separate double shower enclosure with 'Mira' electric shower over, wash hand basin with vanity unit beneath, W.C., radiator, uPVC and obscured double glazed window to rear.

Bedroom 1 (12' 11" x 8' 6") or (3.94m x 2.60m)

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

Bedroom 2 (12' 10" x 11' 11") or (3.91m x 3.64m)

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

Bedroom 3 (13' 5" x 11' 9") or (4.08m x 3.58m)

Laminated flooring, textured ceiling, built in wardrobes with over bed storage, radiator, uPVC and double glazed window to rear.

Front of property

Driveway providing parking for 2 cars, decked seating area. Steps up to patio seating area. Front Forecourt.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

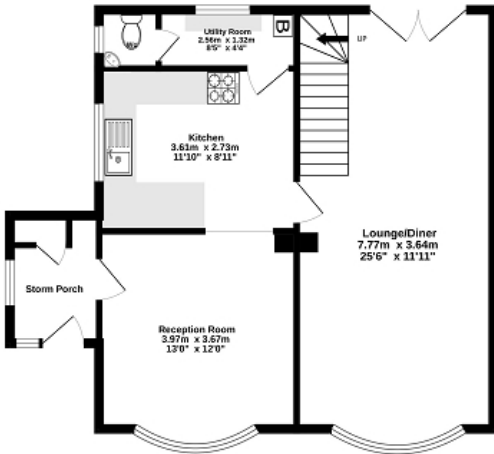
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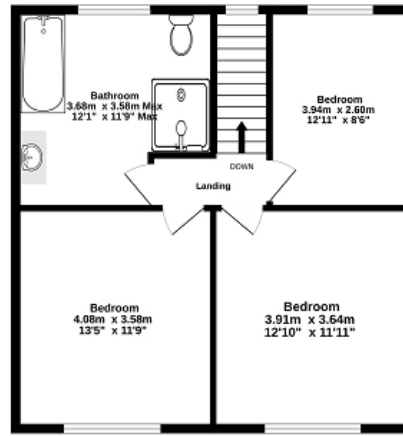


A dark blue banner containing the GR&CO logo, the text "ESTATE & LETTING AGENTS", "EST. 2010", "GR&CO", "SALES & LETTINGS", "MORTGAGES & INSURANCE", the phone number "01495 723 265", and the website "www.gregrobertsandco.co.uk".

Ground Floor
61.8 sq.m. (665 sq.ft.) approx.



1st Floor
56.9 sq.m. (613 sq.ft.) approx.



TOTAL FLOOR AREA: 118.7 sq.m. (1278 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.