



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Beaufort Road
Tredegar

£130,000



- Beautifully Presented Double Fronted Home
- Modern Gloss Kitchen / Breakfast Room
- Spacious Light Filled Lounge
- Three Bedrooms, Two Of Which Are Doubles
- First Floor Bathroom With Bath & Separate Shower
- No Onward Chain
- Level Rear Garden With Access
- Good Transport Links
- Doorstep Woodland Walks
- EPC Rating: D -Council Tax Band: B -Tenure: Freehold

Ref: PRA10962

Viewing Instructions: Strictly By Appointment Only



General Description

****Chain Free****A sleek and smartly appointed double fronted terraced home with over 815 square feet of living space plus a spacious level garden to the rear. Benefiting from doorstep woodland walks, yet within easy access of Tredegar and Ebbw Vale, which offer plenty of amenities, including schools, making for a perfect family home.

Step through the front door into porch area which gives access to the light filled reception room/lounge which spans the full width of the house. Head towards the rear to a beautiful fitted kitchen, complete with cream glossy units and space for dining. Beyond there is a level garden with a generous span of patio and decking along with a lengthy lawn, surrounded by timber fencing and gated external access. To the first floor, there are three bedrooms, two of which are good sized doubles, all served by a four piece contemporary family bathroom.

SITUATION

Step outside, and you are ideally located in a popular residential area in between the towns of Tredegar and Ebbw Vale, yet within close proximity to Sirhowy Woodlands; popular with walkers. Nearby, there are local primary and secondary schools and a range of local amenities, including convenience stores and supermarkets.

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 and Rhymney and provide direct routes to Cardiff within an hour.

ADDITIONAL INFORMATION

EPC Rating | D

Council Tax Band | B (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 | There is limited 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

Entrance

Composite and obscured double glazed door into Internal Porch.

Lounge (15' 5" x 13' 6") or (4.69m x 4.12m)

Laminated flooring, smooth ceiling with spotlights, three radiators, white gloss door to useful under stairs storage cupboard, carpeted stairs to first floor, wood and double-glazed doors to Kitchen/Diner.

Kitchen / Diner (19' 11" x 7' 11") or (6.07m x 2.41m)

Tiled flooring, smooth ceiling, range of cream gloss base and wall units, stainless steel sink and drainer, integrated gas hob, electric oven with extractor fan over, space for fridge-freezer, space for dishwasher, space for washing machine, space for tumble dryer, radiator, white gloss door to cupboard housing 'Worcester' condensing combi-boiler, uPVC and obscured double-glazed door to rear, uPVC and double glazed window to rear.

Landing

White gloss door to Bathroom, white gloss doors to Bedrooms.

Bathroom (7' 11" x 7' 9") or (2.42m x 2.37m)

Tiled flooring, textured ceiling, panel-enclosed bath, separate corner shower unit with mains shower over, pedestal wash hand basin, W/C, chrome vertical radiator, extractor fan, uPVC and obscured double glazed window to rear.

Bedroom 1 (10' 7" Max x 8' 3" Max) or (3.22m Max x 2.52m Max)

L-shaped, carpet as laid, textured ceiling, loft access, uPVC and double-glazed window to front, radiator.

Bedroom 2 (10' 8" x 9' 7") or (3.24m x 2.93m)

Linoleum flooring, textured ceiling, radiator, uPVC and double glazed window to front.

Bedroom 3 (11' 10" x 8' 0") or (3.61m x 2.45m)

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

Rear Garden

Patio decked seating area with level garden mainly laid to lawn and steps to wooden shed, all within boundary walls and fencing. Gated access to side lane.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:61

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B



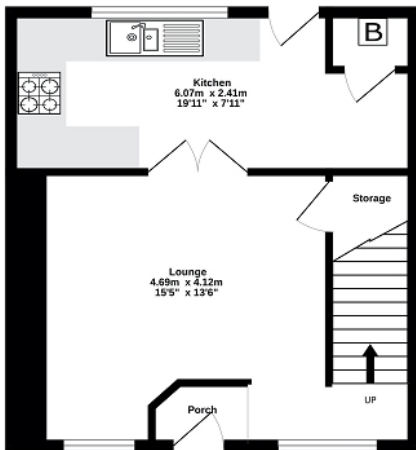


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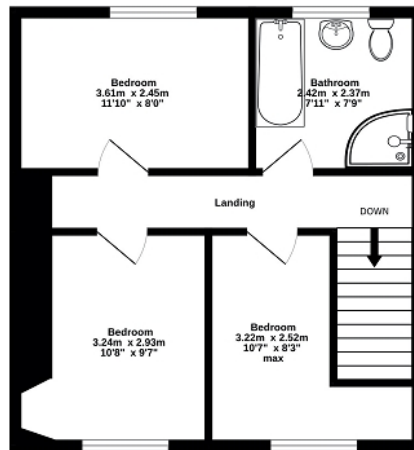
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01495 723 265
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Ground Floor
37.8 sq.m. (407 sq.ft.) approx.



1st Floor
38.1 sq.m. (410 sq.ft.) approx.



TOTAL FLOOR AREA: 75.9 sq.m. (817 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.