



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Kimberley Terrace Tredegar

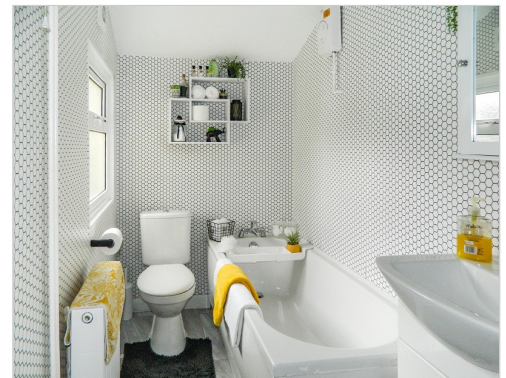
£130,000



- Beautifully Presented Terraced House
- Two Well Appointed Double Bedrooms
- Modern Gloss Fitted Kitchen
- Open Plan Living / Dining Room
- Ground Floor Bathroom Plus First Floor W/C
- Easterly Facing Rear Garden
- Popular Residential Location
- Close To Schools And Amenities
- uPVC Double Glazing And Combi-Boiler Heating
- EPC Rating: D | Council Tax Band: A | Tenure: Freehold

Ref: PRA10964

Viewing Instructions: Strictly By Appointment Only



General Description

A well-presented and sizeable two double bedroom terraced house with a private, east-facing garden nestled in a popular residential area. As well as the stylish design, highlights include a modern kitchen, first floor W/C, ground floor bathroom, and a spacious double reception room. Viewing is highly recommended!

The property is set back behind a raised forecourt for privacy with the entrance leading to an internal porch. From here, there is a spacious double reception room with feature fireplace, ideal for dining and reclining. The modern, gloss fitted kitchen is perfectly placed at the rear, with the contemporary family bathroom tucked just behind. The kitchen is also the access point to the rear enclosed tiered garden, which will be a great spot to relax in due to its east-facing positioning. To the first floor, there are two double bedrooms which are served by a WC for added convenience.

SITUATION

Located in the popular residential area of Georgetown with access to both amenities and countryside walks. Nearby, there are convenience stores, a local primary and a secondary school. Within the town, there is a range of shops, a supermarket and further amenities.

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 | 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 | EE and O2 - 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 double glazed door into Internal Porch.

Internal porch

Laminated flooring, smooth ceiling, white gloss door to Lounge/Diner.

Lounge / Diner (22' 9" Max x 13' 9" Max) or (6.93m Max x 4.20m Max)

Laminated flooring, smooth ceiling, two radiators, pine fire surround with electric wood effect log burner, white gloss door to useful under stairs storage cupboard, carpeted stairs to first floor, white gloss door to Kitchen, uPVC and double glazed window to front.

Kitchen (9' 3" x 7' 4") or (2.83m x 2.24m)

Laminated flooring, smooth ceiling with roof window, range of base and eye level units with tiled splashbacks, integrated halogen gas hob and electric oven with extractor fan over, space for fridge-freezer, entrance to rear lobby, uPVC and double glazed window to rear, uPVC and double glazed door to rear.

Rear Lobby

Tiled flooring, smooth ceiling with loft access, space for washing machine, space for tumble dryer, white gloss doors to storage cupboard, white gloss door to Bathroom.

Downstairs Bathroom (7' 9" x 4' 7") or (2.37m x 1.39m)

Tiled flooring, smooth ceiling, panel enclosed bath, wash hand basin with vanity unit beneath, W/C, radiator, extractor fan, uPVC and obscured double glazed window to rear.

Landing

Carpet as laid, smooth ceiling, white gloss doors to Bedrooms, white gloss door to W/C.

WC

Laminated flooring, smooth ceiling, wash hand basin with vanity unit beneath, W/C.

Bedroom 1 (11' 3" Max x 10' 7" Max) or (3.43m Max x 3.22m Max)

Carpet as laid, smooth ceiling, radiator, white gloss door to cupboard housing a wall-mounted 'Ideal' combi-boiler, uPVC and double glazed window to rear.

Bedroom 2 (12' 9" Max x 7' 7" Max) or (3.89m Max x 2.31m Max)

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

Rear Garden

Patio seating area with steps up to lawn and further area with wooden shed. All within boundary walls and fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:68

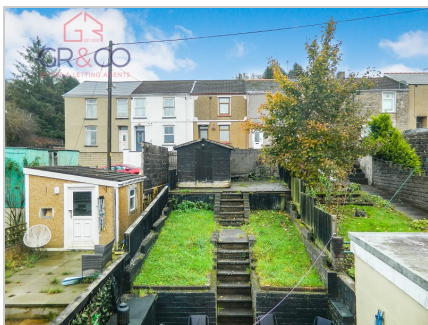
Tenure

We are informed that the tenure is Freehold

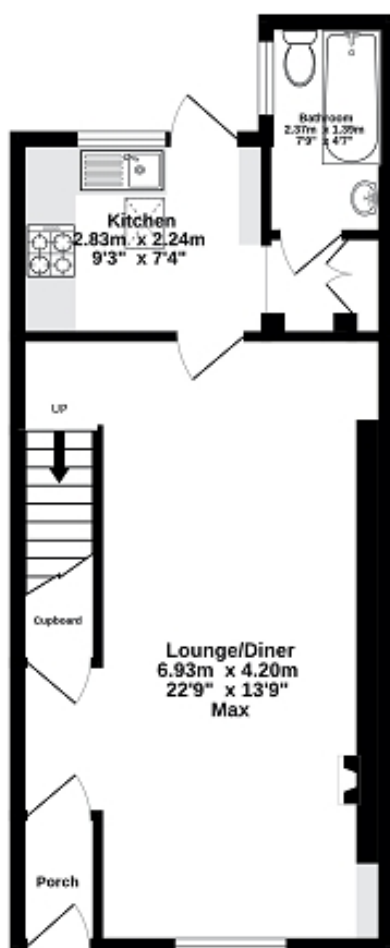
Council Tax

Band A

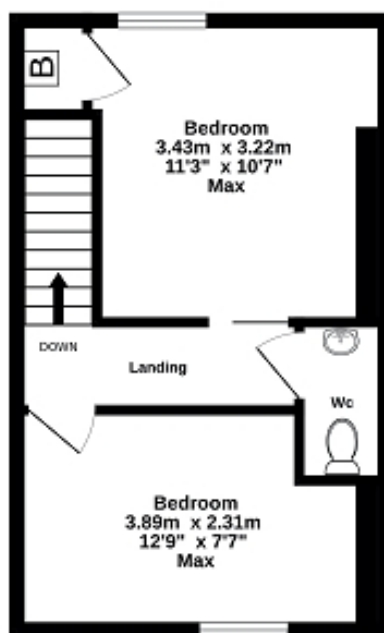




Ground Floor
38.9 sq.m. (419 sq.ft.) approx.



1st Floor
28.1 sq.m. (303 sq.ft.) approx.



TOTAL FLOOR AREA: 67.1 sq.m. (722 sq.ft.) approx.

While 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 availability or efficiency can be given.

Issue with Moleculas 02025



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.