



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Church Street  
Tredegar

£150,000



- Bay Fronted Terraced Family Home
- Three Well Appointed Bedrooms
- Modern Kitchen With Island Plus Integrated Appliances
- Large Open Plan Living Space
- Low Maintenance Easterly Facing Garden
- Four Piece Bathroom Suite
- Detached Garage With Rear Lane Access
- Sought After Location Close To Town
- Combi-Boiler Heating System
- EPC Rating: C | Council Tax Band: B | Tenure: Freehold

Ref: PRA10965

Viewing Instructions: Strictly By Appointment Only



## General Description

A delightful three-bedroom bay-fronted house with modern fittings, garage and its own east-facing rear garden. Benefiting from easy access to the town and amenities, this spacious home sits in a fantastic sought-after spot.

This two-storey family home provides over 950 square foot of modern living accommodation. There is a large open plan, double reception room with feature bay window leading off the entrance hall. At the rear, there is a stylish kitchen/breakfast room with a feature island, fitted cabinetry and integrated appliances - a perfect place for culinary delights and socialising. From here, there is external access to the east-facing, landscaped garden, which is mainly floored and fenced with solid timber resulting in a fantastic low maintenance space to enjoy the outdoors. A modern white family bathroom suite with a separate rainfall shower enclosure completes the ground floor. Heading upstairs, there are three good-sized bedrooms and a useful landing storage cupboard.

**Parking** - To the rear of the garden is a large detached garage with a roller shutter door and lane access. There is also on-street parking to the front of the property.

### SITUATION

Conveniently located in an established and sought after location within walking distance to the town centre which offers a range of shops, a Lidl supermarket and leisure facilities. The town of Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales. Steeped in natural history and surrounded by natural beauty, it offers great outdoor spaces to discover and enjoy. The popular Bedwellty Park and Bryn Bach Park are a short distance away and the famous Brecon Beacons (Bannau Brycheiniog) and all the beauty this has to offer is within half hour drive. It is well served by schools for all ages at both primary and secondary level.

For commuters, Tredegar 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 nearby train stations in Ebbw Vale and Rhymney offer regular direct routes to the city of Cardiff within the hour.

### ADDITIONAL INFORMATION

EPC Rating | C

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 | O2 and Vodafone - 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 Internal Porch.

### Entrance Hallway

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

### Lounge / Diner (23' 2" x 15' 2") or (7.07m x 4.63m)

Laminated flooring, textured ceiling, two radiators, carpeted stairs to first floor, white gloss door to Kitchen, uPVC and double-glazed bay window to front.

### Kitchen/Breakfast Room (14' 7" x 12' 6") or (4.44m x 3.81m)

Tiled flooring, smooth ceiling with spotlights, range of base and eye level units, stainless steel sink and drainer, island fitted with draws and wine storage with halogen hob and extractor fan over, separate wall unit with double oven integrated dishwasher, space for washing machine, space for fridge-freezer, radiator, white gloss door to useful under-stairs storage cupboard, white gloss door to Bathroom, uPVC and obscured double-glazed door to rear, uPVC and double-glazed window to rear.

### Downstairs Bathroom (9' 2" x 7' 5") or (2.80m x 2.26m)

Tiled flooring, part tiled walls, smooth ceiling, panel-enclosed bath, corner shower unit with mains shower over, pedestal wash hand basin, W.C., white vertical radiator, uPVC and obscured window to rear.



## Landing

laminated flooring, textured ceiling, white gloss doors to Bedrooms, white gloss door to cupboard housing 'Worcester' combi-boiler (installed approx 6 years ago), uPVC and double-glazed window to rear.

## Bedroom 1 (9' 11" x 9' 4") or (3.02m x 2.84m)

Laminated flooring, textured ceiling, radiator, uPVC and double glazed window to rear.

## Bedroom 2 (14' 4" x 8' 10") or (4.36m x 2.69m)

Laminated flooring, textured ceiling, L-shaped mirrored floor-to-ceiling wardrobes radiator, uPVC and double-glazed window to front.

## Bedroom 3 (11' 1" x 7' 0") or (3.37m x 2.13m)

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

## Front of property

Forecourt paved area within boundary walls and entrance gate.

## Rear Garden

Graveled pathway with extensive decked area with steps leading to further decked seating area and garage. All within boundary fencing.

## Garage

Block built, concrete flooring, uPVC and double-glazed window to garden, roller shutter door to rear lane.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

## Tenure

We are informed that the tenure is Freehold

## Council Tax

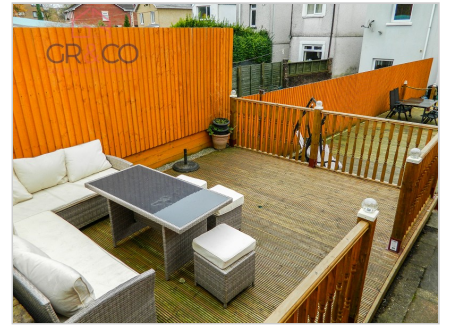
Band B











  
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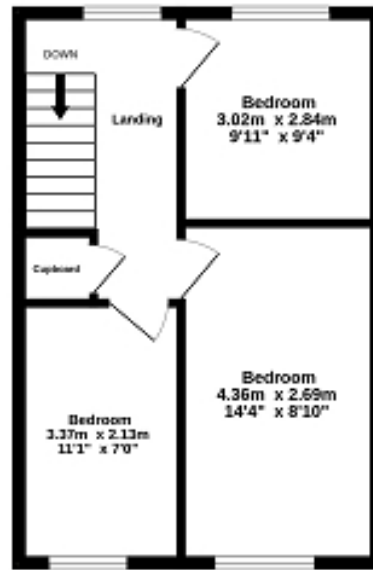
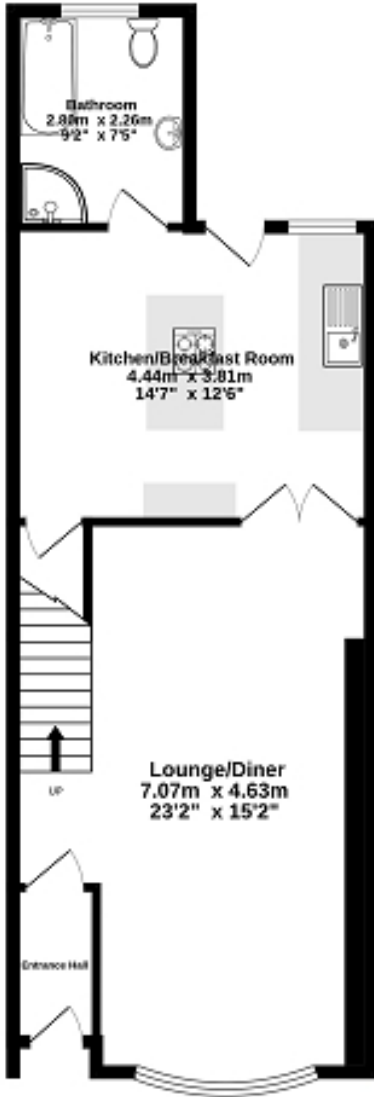
**GR&CO**

SALES & LETTINGS  
MORTGAGES & INSURANCE

01495 723 265  
[www.gregrobertsandco.co.uk](http://www.gregrobertsandco.co.uk)

Ground Floor  
55.4 sq m. (597 sq ft.) approx.

1st Floor  
32.9 sq m. (354 sq ft.) approx.



TOTAL FLOOR AREA : 88.3 sq m. (951 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.