



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

'Noddfa'  
Princetown  
Tredegar

£385,000



- Detached Single Storey Home With Flexible Accommodation
- Generous Gardens And Grounds
- Gated Driveway Parking For A Number Of Vehicles
- Offered For Sale With No Onward Chain
- Three Generously Sized Bedrooms (One En-Suite)
- Large Kitchen/Breakfast Room Plus Utility Room
- Two Spacious Reception Rooms
- Sought After Private Location
- Close To The Ever Popular Bryn Bach Park
- EPC Rating: D | Council Tax Band: E | Tenure: Freehold

Ref: PRA10967

Viewing Instructions: Strictly By Appointment Only

# General Description

**\*\*Chain Free\*\***This fantastic 1,735 sq ft detached bungalow offers versatile accommodation, set within generous and secluded gardens with a large private driveway in a sought after, quiet location.

Whilst enjoying the benefits of one storey living, this attractive property provides a comfortable and adaptable layout. Arranged around a central, elongated hallway which opens to spacious living areas throughout. The two reception rooms have large windows filling the rooms with natural light. The kitchen / breakfast room is particularly airy with a large range of wall, drawer and base units with integrated appliances. There are three generously sized bedrooms, with the 19 ft principal bedroom benefiting from an en suite shower room. The family bathroom suite has a rainfall shower over the bath tub. For added convenience, there is an excellent sized utility room adjoining the kitchen plus a separate W/C.

A highlight of the property is its most idyllic gardens and grounds primarily laid to lawn with mature shrubbery and neatly clipped hedges all enclosed by brick walls and fencing. The property is approached past a double gated driveway leading to a large parking area for a number of vehicles. A detached outbuilding provides ample storage alongside potential for a home office, workshop or perhaps a gym.

In this highly desired location within walking distance to the 340-acre Parc Bryn Bach (Bryn Bach Park), this home is a rare opportunity for single storey living with the potential to upgrade and further develop, subject to consents.

## SITUATION

The property is located approximately 2 miles from the town of Tredegar in the Upper Sirhowy Valley in the heart of the Valleys of South Wales. Steeped in natural history and surrounded by natural beauty, it offers great outdoor spaces to discover and enjoy. 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, the property is 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 | D  
Council Tax Band | E (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 and Ultrafast broadband is available. Please make your own enquiries via OFCOM.  
Mobile | EE, O2 and Vodaphone - 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

## Entrance

uPVC and double-glazed door into Porch.

## Porch

Tiled flooring, polycarbonate roof, uPVC and double glazed windows, uPVC and obscured double-glazed door into Entrance Hallway.

## Entrance Hallway

Carpet as laid, textured ceiling, radiator, white gloss door into Living Room, white gloss door into Dining Room, white gloss door into Bathroom, white gloss door into Kitchen, white gloss door into W/., white gloss doors into Bedrooms.

## Lounge (20' 4" x 17' 11") or (6.21m x 5.46m)

Carpet as laid, textured ceiling, two radiators, uPVC and double-glazed bay window to front, uPVC and double-glazed window to side.

## Dining Room (14' 1" x 13' 1") or (4.30m x 3.99m)

Carpet as laid, textured ceiling, radiator, serving hatch, uPVC and double-glazed window to side.

## Kitchen/Breakfast Room (14' 1" x 13' 1") or (4.28m x 3.99m)

Tiled flooring, textured ceiling, range of base and eye level wall units, tiled splashbacks, stainless steel sink and drainer, integrated electric oven and hob, serving hatch to Dining Room, white gloss door to Utility Room, uPVC and double-glazed window to side.

## Utility Room (9' 5" x 7' 11") or (2.86m x 2.42m)

Tiled flooring, textured ceiling, base units with stainless steel sink and drainer, space for washing machine, space for tumble dryer, radiator, floor standing 'Potterton Kingfisher' gas boiler, useful storage cupboard, uPVC and double-glazed door to side, uPVC and double-glazed window to side.

## Bathroom (10' 4" x 7' 5") or (3.15m x 2.26m)

Tiled flooring, textured ceiling, panel enclosed bath with mains shower over, wash hand basin with storage beneath, W.C., radiator, uPVC and obscured double-glazed window to rear/side, white gloss door to Airing Cupboard.

## WC

Tiled flooring, textured ceiling, wash hand basin, W.C., radiator, uPVC and obscured double-glazed window to rear.

## Bedroom 1 (10' 8" x 10' 4") or (3.25m x 3.16m)

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

## Bedroom 2 (19' 4" x 10' 1") or (5.89m x 3.08m)

Carpet as laid, textured ceiling, two radiators, white gloss door to Ensuite, uPVC and double-glazed bay window to front, uPVC and double-glazed bay window to side.

## En Suite (10' 2" x 4' 7") or (3.09m x 1.39m)

Tiled flooring, textured ceiling with spotlights, extractor fan, corner shower enclosure with 'Triton' electric shower, pedestal wash hand basin, W/C, radiator.

## Bedroom 3 (10' 8" x 10' 4") or (3.25m x 3.16m)

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

## Front of property

Double gated, block paved driveway with parking for 6+ vehicles.

## Grounds

Extensive garden mainly laid to lawn with established shrubs /hedges and a printed concrete pathway providing access around property. All within boundary walls / fencing.

## Outside Store Room

Concrete flooring, uPVC and double-glazed door, uPVC and double-glazed window to front, corrugated roof.

## Services

Mains electricity, mains water, mains gas, mains drainage

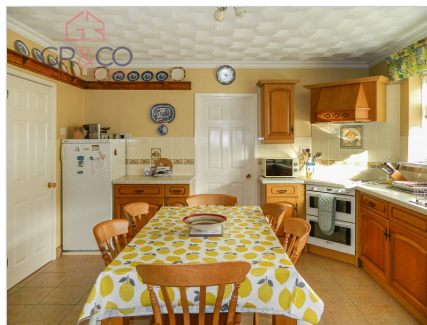
EPC Rating:61

## Tenure

We are informed that the tenure is Freehold

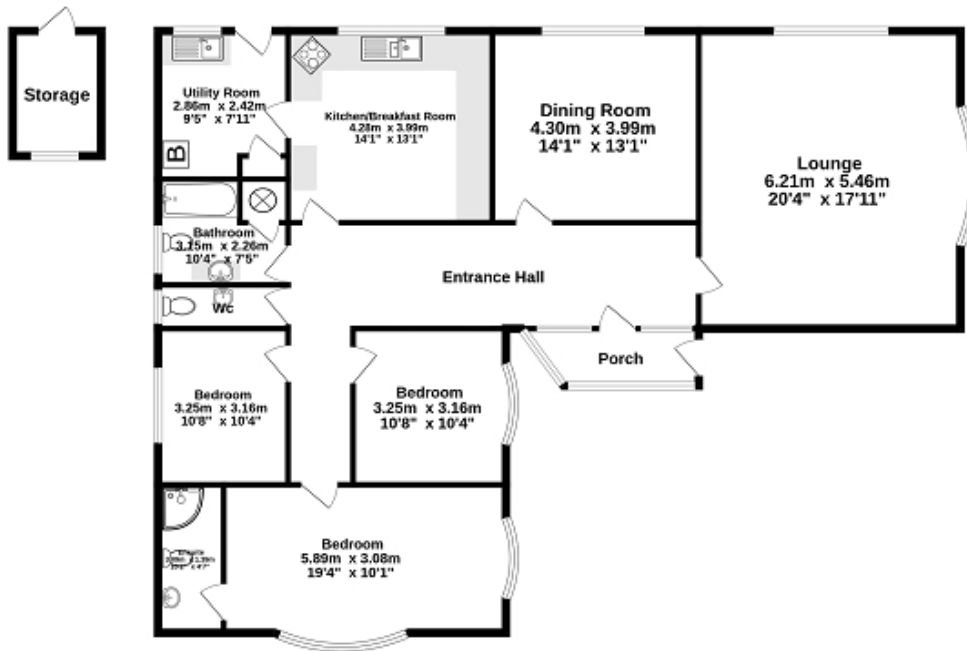
## Council Tax

Band E





Ground Floor  
161.2 sq.m. (1735 sq.ft.) approx.



TOTAL FLOOR AREA: 161.2 sq m. (1735 sq ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details 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.  
Made with Metropix 6/2024



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.