



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## Salem Cottages Off Charles Street Tredegar

£180,000



- Spacious End Terrace Family Home
- Beautiful Fitted Kitchen (Newly Installed 2023)
- Four Double Bedrooms
- Open Plan Lounge/Diner
- First Floor Bathroom Plus Ground Floor Shower
- Private Sought After Location
- Walking Distance To Town & Schools
- South-West Facing Rear Garden
- Allocated Parking Space (Planning For)
- EPC Rating: D | Council Tax: B | Tenure: Freehold

Ref: PRA10970

Viewing Instructions: Strictly By Appointment Only

## General Description

A deceptively spacious four bedroom, two bathroom end-terrace property nestled in a private location yet within walking distance of the town centre, schools and all amenities. Offering over 1175 square feet of living space with a south-west facing garden, this property makes for a fantastic family home.

Arranged over two floors, this wonderful home boasts a smart 'Magnet' kitchen fitted with beautiful sage cabinetry alongside complimentary worktops, metro tiles and flooring. Installed in 2023, it offers integrated appliances with ample storage and workspace overlooking the sunny garden. To the front, off the entrance hall, is a generously sized double reception room with dual aspect providing plenty of light. Completing the ground floor is a rear lobby with access to the garden and a useful three piece shower room. Heading upstairs, the four double bedrooms are well-appointed offering a wealth of versatile living space. There are three good-sized doubles and a small double bedroom, all served by a four piece family bathroom suite.

### OUTSIDE

To the rear, is a well-maintained, south-west facing garden featuring a paved patio - perfectly set up for alfresco dining and entertaining friends. There is also a level lawn area with wooden fencing and greenery ensuring privacy. The front of the property is set back off the road behind a walled forecourt area.

### SITUATION

Conveniently located in a private and sought after location within walking distance to the town centre which offers a range of shops, a Lidl supermarket, leisure facilities and Deighton Primary School. 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

Parking | There is currently unrestricted on street parking. We are also informed that there will be a designated parking space created for this property as part of the planning permission for the neighbouring new build houses.

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

Parking | There is on street parking to the front of the property.

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

Composite and obscured double-glazed door into Entrance Hallway.

### Entrance Hallway

Carpet as laid, textured ceiling, radiator, carpeted stairs to first floor, door to Lounge/Diner.

### Lounge / Diner (23' 11" x 13' 1") or (7.30m x 3.98m)

Laminated flooring, textured ceiling, two radiators, gas coal effect fire, door to useful under stairs storage cupboard, uPVC and double-glazed window to front, uPVC and double-glazed window to rear, entrance to Rear Lobby.

### Rear Hall/Lobby

Linoleum flooring, wall panelled ceiling, radiator, door to Shower Room, door to Kitchen, uPVC and obscured window to rear.

## Shower Room

Linoleum flooring, wood panelled ceiling, tiled walls, single shower enclosure, pedestal wash hand basin, W.C., extractor fan.

## Kitchen (12' 2" x 11' 3") or (3.70m x 3.43m)

Magnet Kitchen (fitted 2023), linoleum flooring, wood panelled ceiling, range of sage base and eye level units, tiled splashbacks, composite sink and drainer, integrated gas hob and electric oven with extractor fan over, integrated dishwasher, space for fridge-freezer, space for washing machine, anthracite vertical radiator, uPVC and double-glazed window to rear, cupboard housing 'Worcester' combi boiler (annually serviced).

## Landing

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

## Bedroom 1 (13' 1" x 8' 6") or (3.98m x 2.58m)

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

## Bedroom 2 (9' 9" x 7' 1") or (2.96m x 2.15m)

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

## Bedroom 3 (10' 7" x 10' 3") or (3.23m x 3.13m)

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

## Bedroom 4 (11' 3" x 10' 4") or (3.44m x 3.15m)

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

## Bathroom (7' 11" x 6' 11") or (2.41m x 2.10m)

Linoleum flooring, textured ceiling, panel-enclosed bath, corner shower unit with 'Mira' electric shower, part tiled walls, pedestal wash hand basin, W.C. vertical radiator, uPVC and obscured window to side.

## Services

Mains electricity, mains water, mains gas, mains drainage

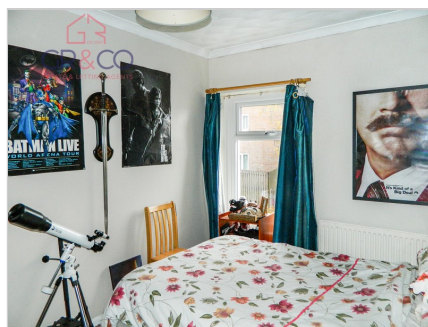
EPC Rating:58

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band B





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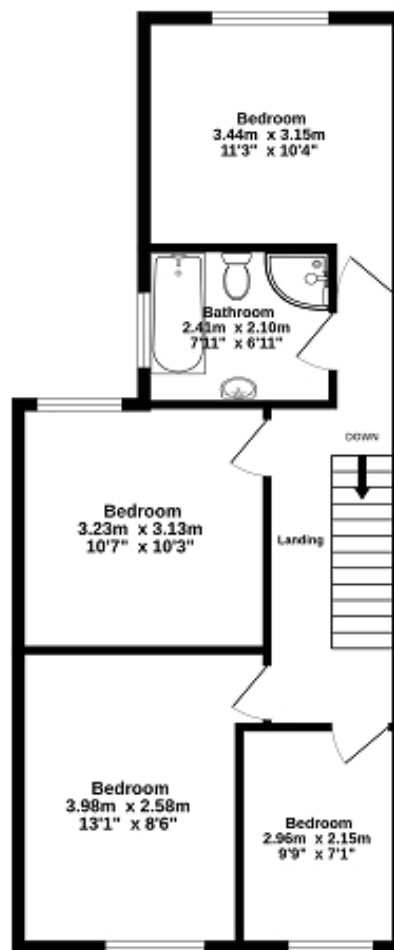
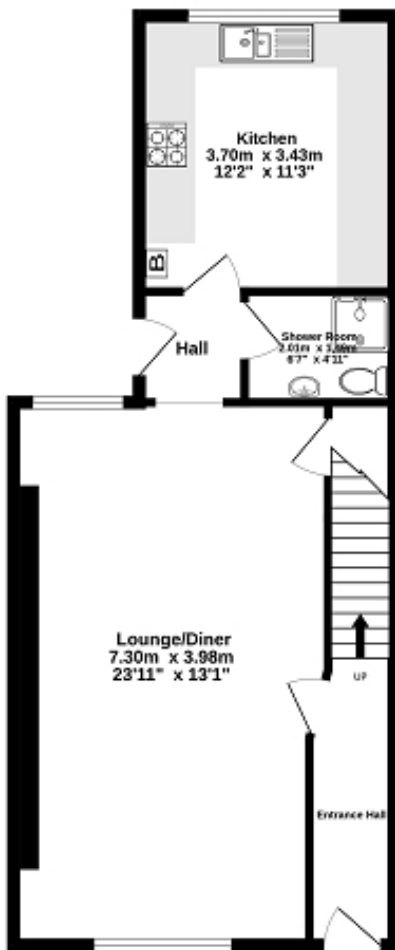
**GR&CO**  
EST 2010

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Ground Floor  
53.9 sq.m. (581 sq.ft.) approx.

1st Floor  
55.2 sq.m. (596 sq.ft.) approx.



TOTAL FLOOR AREA: 109.2 sq.m. (1175 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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.



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.*