



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Crown Avenue  
Dukestown  
Tredegar

£240,000



- Semi-Detached Property Sitting On Extensive Plot
- Three Well-Appointed Reception Rooms
- Three Good Sized Bedrooms
- Modern Fitted Kitchen With Range Cooker
- Large Utility Room | Ground Floor W.C.
- First Floor Family Bathroom Suite
- Generous South West Facing Garden / Grounds
- Driveway Parking For Two Vehicles
- Close To Countryside Walks & A465 Link Road
- EPC Rating: D | Council Tax Band: C | Tenure: Freehold

Ref: PRA10969

Viewing Instructions: Strictly By Appointment Only

# General Description

This superb semi-detached family home occupies a substantial plot in a quiet location on the northern fringe of the town. Boasting a huge south-westerly facing garden, multiple living spaces and driveway parking, this property offers fantastic potential and is a real must see!

With over 1070 square feet spread across two floors this home provides flexibility to suit the way you live. With three good sized bedrooms, a kitchen plus utility room, and three ground floor living spaces, this property is suitable for a growing family, for entertaining, and for working from home.

Entering through the internal porch, you enter the sitting room, the first of three reception rooms. The study provides access to the spacious 21 ft lounge / diner with french doors to the epic garden. To the rear of the house, is a modern kitchen with fitted cabinets, a range cooker, Belfast sink and feature stone wall tiles. For added convenience, there is a utility room and a W.C. on this floor. Heading upstairs, there is a central hallway leading to three large bedrooms, all served by a four piece family bathroom.

Outside, a driveway leading to the house provides parking for two vehicles. The huge, south-westerly facing garden is a real feature of the property, with generous lawned areas and a patio seating area to relax or entertain.

## SITUATION

Crown Avenue is a quiet street on the Northern side of Tredegar, just over a mile from the town centre. There are countryside walks nearby alongside local convenience stores for your everyday essential items. 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 | D

Council Tax Band | C (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 - 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 Porch.

## Porch

Laminated flooring, uPVC ceiling, uPVC and double-glazed window to front, hard wood and glazed door to Reception Room One.

## Reception Room 1 (12' 2" x 9' 5") or (3.70m x 2.88m)

Laminated flooring, smooth ceiling, radiator, louvre doors to useful storage cupboard, uPVC and double-glazed window to front, hard wood and glazed door to Reception Room Two.

## Reception Room 2 (10' 0" x 6' 8") or (3.05m x 2.04m)

Laminated flooring, smooth ceiling, radiator, white gloss door to Utility Room, entrance to Kitchen, uPVC and double-glazed window to rear, hard wood and glazed door to Reception Room Two.

## Reception Room 3 (21' 9" x 10' 4") or (6.63m x 3.14m)

Laminated flooring, smooth ceiling, radiator x2, open staircase to first floor, electric feature fireplace, uPVC and double-glazed patio doors to front.

## Kitchen (14' 9" x 7' 7") or (4.50m x 2.30m)

Tiled flooring, smooth ceiling, range of base and eye level units, 'Belfast' sink, range cooker with 5 burner gas hob and 4 ovens with extractor fan over, space for American fridge freezer, integrated dishwasher, radiator, uPVC and double-glazed window to rear, uPVC and obscured double-glazed door to side.

## Utility Room (12' 5" Max x 9' 9" Max) or (3.79m Max x 2.97m Max)

Laminated flooring, smooth ceiling, radiator, range of base and eye level units, space for washing machine, space for tumble dryer, wall-mounted 'Baxi' combi-boiler, W.C., wash hand basin, uPVC and obscured double-glazed door to front, uPVC and double-glazed window to side.

## Landing

Carpet as laid, smooth ceiling, white gloss doors to Bedrooms, white gloss door to Bathroom, loft access.

## Bedroom 1 (12' 7" x 10' 9") or (3.84m x 3.27m)

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

## Bedroom 2 (13' 1" x 11' 3") or (3.99m x 3.42m)

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

## Bedroom 3 (11' 1" Max x 8' 10" Max) or (3.39m Max x 2.69m Max)

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

## Family Bathroom (8' 1" x 5' 9") or (2.47m x 1.76m)

Tiled flooring, smooth ceiling, part tiled walls, panel enclosed bath, corner shower unit with mains shower over, W.C., wash hand basin, uPVC and double glazed window to rear.

## Grounds

Driveway parking for two cars. Rear patio seating area with generously sized garden mainly laid to lawn all within boundary walls and fencing.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:62

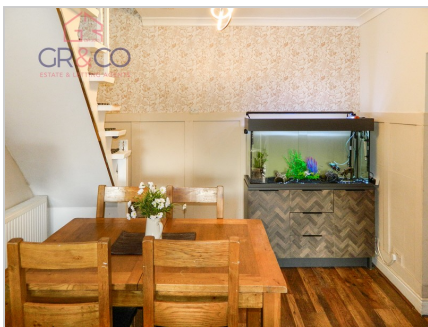
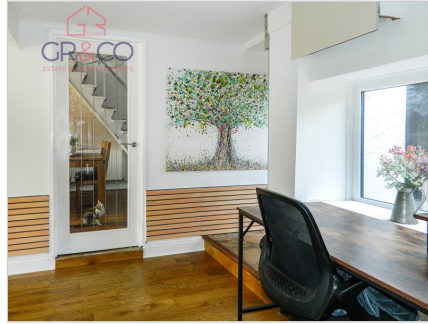
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C







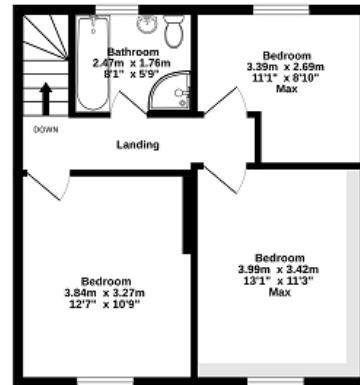
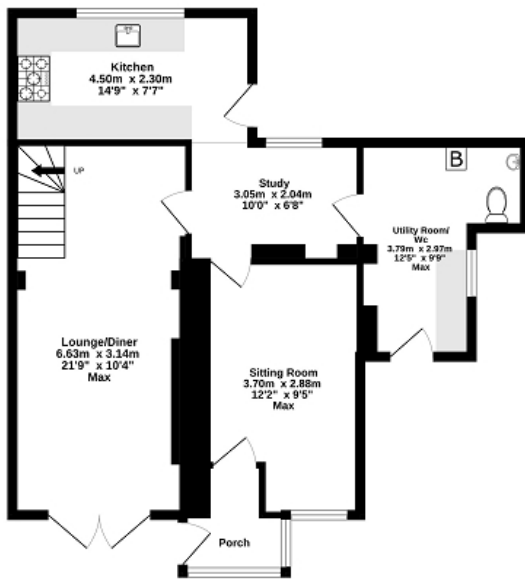






Ground Floor  
58.8 sq.m. (633 sq.ft.) approx.

1st Floor  
40.7 sq.m. (438 sq.ft.) approx.



TOTAL FLOOR AREA: 99.5 sq.m. (1071 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.  
Made with Metrepro 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.