

**ESTATE & LETTING AGENTS** 

# Maesglas Tredegar

£245,000





- Spacious Detached Family Home
- · Flexible Living Accommodation
- · Large Kitchen With External Access
- Lounge With Patio Doors To Rear
- First Floor Bathroom | Ground Floor WC
- No Onward Chain
- Detached Garage And Driveway Parking
- Rear Enclosed Garden With Views
- Sought After Residential Location
- EPC: D |Council Tax Band: D|Tenure: Freehold

#### Ref: PRA10963

Viewing Instructions: Strictly By Appointment Only



# **General Description**

Occupying a delightful cul-de-sac position, this spacious detached family home benefits both a garage and driveway parking. Offered to the market with no onward chain.

Internally the property is well proportioned and offers flexible living accommodation throughout, with up to four bedrooms. Comprising an entrance hall, a generously sized living room with patio doors leading into the garden, a large fitted kitchen with wonderful views, two further front aspect rooms and a W.C. To the first floor, there are two good sized double bedrooms with plenty of storage, both served by a three piece bathroom suite.

#### **SITUATION**

Ideally located in a private cul-de-sac within walking distance of town and amenities.

### Accommodation



## Services

Mains electricity, mains water, mains gas, mains drainage

**EPC Rating:58** 

### Tenure

We are informed that the tenure is Not Specified

### Council Tax

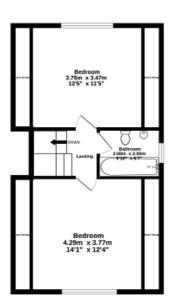
Band D





Ground Floor 1.st Floor 81.6 sq.m. (578 sq.ft.) approx. 50.4 sq.m. (542 sq.ft.) approx







TOTAL FLOOR AREA: 132.0 sq.m. (1421 sq.ft.) approx, ry attempt has been made to crouse the accuracy of the floorplan contained here, measurement wildow, rooms and any other tens are approximate and on responsibility is taken for any error, or min-attement. This plan is for illustrative purposes only and should be used as such by any



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.