



GREG ROBERTS & CO

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
81.6 sq.m. (878 sq.ft.) approx.

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



TOTAL FLOOR AREA: 132.0 sq.m. (1,421 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 Metreplex 02004



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.