



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## King Edward Terrace Rhymney

£145,000



- Beautifully Presented Family Home
- Two Double Bedrooms Plus Loft Room
- Large Modern Gloss Kitchen
- Open Plan Lounge/Diner With Log Burner
- Family Bathroom Suite
- South East Facing Garden
- Detached Garage Plus Off Road Parking
- No Onward Chain
- Walking Distance Of Amenities And Train Station
- EPC: TBC | Council Tax: B | Tenure: Freehold

Ref: PRA10974

Viewing Instructions: Strictly By Appointment Only



## General Description

An immaculately presented terraced home arranged over three floors, with two double bedrooms plus a loft room, a modern gloss kitchen, detached garage plus off road parking, and a South-East facing garden. As an added bonus, it is offered to the market chain free!

The front double reception room provides plenty of space for living and dining arrangements and further benefits a multi-fuel log burner for warm cosy nights. To the rear is a fantastic kitchen fitted with sleek taupe gloss cabinetry and integrated appliances. Completing the ground floor is a convenient ground floor bathroom complete with over tub shower. Heading up to the first floor, where there are two double bedrooms with ample fitted storage space. The loft room on the second floor is a large, light filled space with further eaves storage.

The property is conveniently situated near a range of local amenities and is within easy access to the train station, as well as glorious countryside walks for those who enjoy outdoor activities.

### OUTSIDE

To the rear is a level, south east facing garden. It's a low-maintenance mix of paved patio and gravel all flanked by wood feather fencing for privacy. A detached garage with electric roller shutter door is accessed via the rear lane. A second roller shutter provides access to a hardstand (currently housing a dog kennel) for additional off road parking.

### SITUATION

Situated in the village of Rhymney in the heart of the South Wales Valleys, the property is ideally located close to all local amenities and within close distance of the train station, which provides direct routes to Cardiff in approx. 1 hour. There are also good road links to surrounding towns and further afield to Swansea, Newport and Cardiff via the 'A465 'Heads of the Valley' link road and the A470.

### ADDITIONAL INFORMATION

EPC Rating | TBC

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 | Caerphilly County Council

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

Tiled flooring, smooth ceiling, radiator, carpeted stairs to first floor, white gloss door to Lounge/Diner.

### Lounge / Diner

Laminated flooring, papered ceiling, two radiators, multi-fuel log burner, white gloss door to useful under stairs storage cupboard, white gloss and glazed door to Kitchen.

### Kitchen

Tiled flooring, smooth ceiling with spotlights, range of taupe gloss base and eye level units, tiled splashbacks, stainless steel sink and drainer, integrated halogen hob, double electric oven with extractor fan over, integrated fridge, integrated fridge-freezer, space for washing machine, space for tumble dryer, white vertical radiator, white gloss door to Bathroom, uPVC and double-glazed door to rear.

### Bathroom

Tiled flooring, smooth ceiling with spotlights, tiled walls, panel-enclosed bath with mains shower over, pedestal wash hand basin, W.C., white vertical radiator, extractor fan, two uPVC and obscured windows to rear.

### Landing

Carpet as laid, smooth ceiling, pine doors to Bedrooms, pine door to Storage Cupboard, pine door to Attic Room.



## Bedroom 1

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

## Bedroom 2

Carpet as laid, smooth ceiling, radiator, large built in wardrobes, cupboard housing wall-mounted 'Valiant' combi-boiler, two uPVC and double-glazed windows to front.

## Attic room

Carpet as laid, smooth ceiling with spotlights, two Velux windows to front and rear, radiator, four doors to under eaves storage.

## Rear Garden

Low maintenance paved patio seating area leading to graveled space, garage and hardstand, all within boundary fencing.

## Garage

Large detached garage with corrugated roof and electric roller shutter door to rear lane.

## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

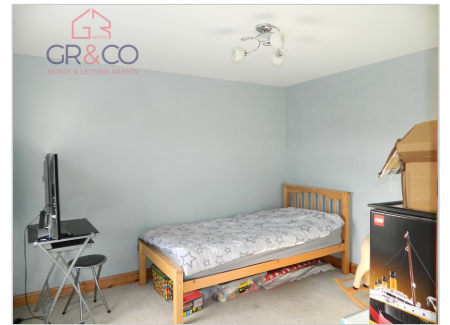
We are informed that the tenure is Freehold

## Council Tax

Band B









*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.*