



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

West Hill Tredegar

£110,000



- Terraced Family Home In Quiet Residential Area
- Three Well Appointed Bedrooms
- East Facing Rear Garden
- Open Plan Lounge / Diner
- Good Sized Kitchen
- Requires Some Modernisation
- Ground Floor Bathroom Suite
- Combi-Boiler Heating System
- Close Proximity To Town And Bedwellty Park
- EPC Rating: E | Council Tax: B | Tenure: Freehold

Ref: PRA10972

Viewing Instructions: Strictly By Appointment Only

General Description

Offered chain free, this three bedroom Victorian terraced property with east facing garden is nestled in a quiet residential area within walking distance of the town centre, making for a fantastic investment/first-time buy opportunity.

Some modernisation is required but the well-proportioned living accommodation of this property along with fantastic garden would be ideal for those looking to get their foot on the property ladder and/or make a property their own. From the entrance hallway, there is a spacious dual aspect lounge / diner with feature fireplace. This leads to a large kitchen / breakfast room with fitted cabinetry and external access to the rear garden. Completing the ground floor is a family bathroom suite. Heading upstairs, there are three bedrooms, two of which are doubles.

OUTSIDE

To the rear is a private and enclosed east facing garden, mainly laid to lawn flanked by established hedges with a patio area for dining al-fresco.

SITUATION

Ideally situated in a quiet residential area with plenty of green space close by, yet within close proximity to the town, the popular Bedwellty Park and local amenities.

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

Local Authority | Blaenau Gwent County Council

Services | We are advised that the property is connected to mains electricity, water and drainage.

Broadband | Standard, superfast and ultrafast broadband is available according to OFCOM, subject to providers terms and conditions.

Mobile | Three, O2 and Vodaphone - Likely indoor coverage. EE, Three, O2 and Vodaphone offer likely outdoor coverage, according to OFCOM.

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.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

Accommodation

Entrance

uPVC and obscured double-glazed door into Entrance Hallway.

Entrance Hallway

Carpet as laid, papered ceiling, radiator, white gloss door to useful under stairs storage cupboard, white gloss door to Lounge/Diner.

Lounge / Diner

Carpet as laid, papered ceiling, two radiators, gas coal effect fire place, white gloss door to Kitchen, uPVC and double-glazed window to front, single glazed window to Kitchen, carpeted stairs to first floor.

Kitchen

Tiled flooring, part textured ceiling, part poly carbonate ceiling, range of base and eye level units, tiled splashbacks, stainless steel sink and drainer, space for cooker, space for washing machine, space for fridge-freezer, radiator, white gloss door to Bathroom, aluminium and double-glazed sliding door patio door to rear.

Downstairs Bathroom

Carpet as laid, papered ceiling, part tiled walls, panel-enclosed bath with mains shower over, W.C., washing machine, 'Ideal' combi-boiler, two radiators, uPVC and double-glazed window to rear.

Landing

Carpet as laid, wood panelled ceiling, doors to Bedrooms. loft access.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Rear Garden

Patio seating area with level garden mainly laid to lawn flanked with established hedges and railing.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:46

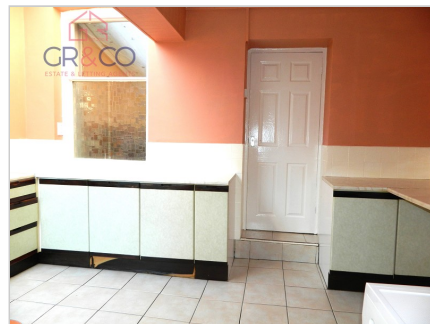
Tenure

We are informed that the tenure is Not Specified

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.

