

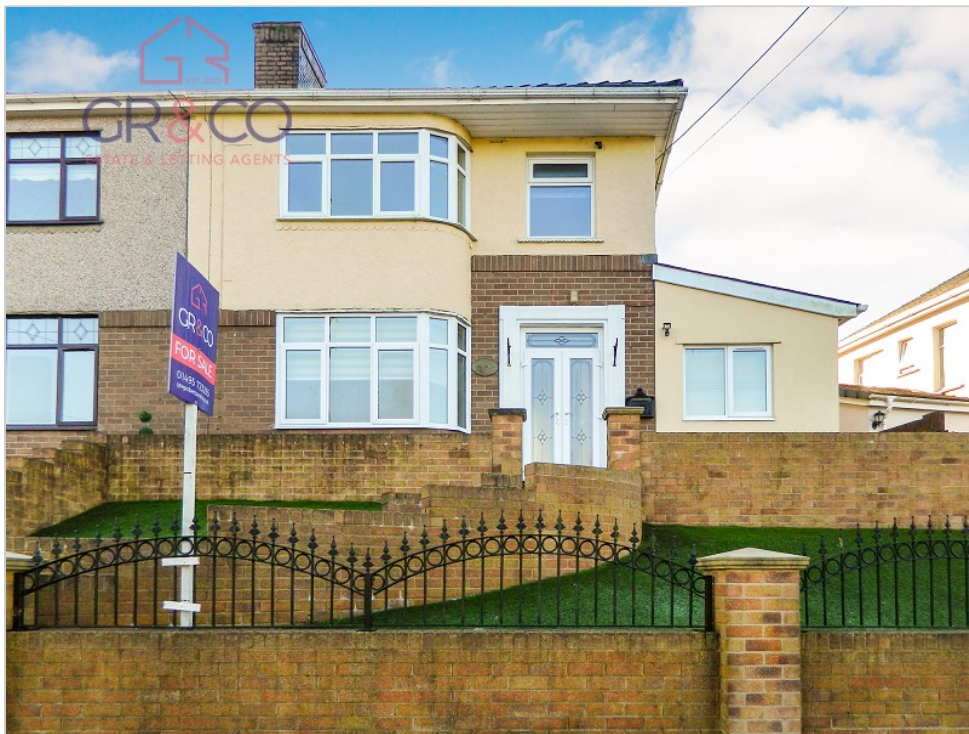


# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Merthyr Road  
Tredegar

£260,000



- Impressive Semi-Detached Family Home
- Stunning Kitchen / Diner / Sun Room
- Bay Fronted Living Room
- Three Bedrooms Plus Loft Room
- Utility Room And Storage / Pantry Room
- Four Piece Family Bathroom Suite
- Enclosed Rear Garden With Side Access
- Porcelain Flooring With Under Floor Heating
- No Onward Chain Complications
- EPC Rating: D | Council Tax Band: C | Tenure: Freehold

Ref: PRA10978

Viewing Instructions: Strictly By Appointment Only



# General Description

## **\*\*VIDEO TOUR AVAILABLE\*\***

A spacious and elegantly appointed semi-detached family home, with impressive rear and loft extensions for a wealth of living space over three floors. Ideally located less than half a mile from the greenery of Bryn Bach Park and a short drive from the A465 link road.

Offering over 1560 square footage of impeccably finished space, with an impressive shaker style fitted kitchen to include quartz worktops, a substantial island with 'Belfast' sink and under-floor heating beneath the polished porcelain flooring. Furthermore, there is a striking skylit room off the kitchen which oozes natural light into the whole area - perfect for use as a dining room or family space. Upstairs, there are three bedrooms, two of which are substantial doubles with a wealth of storage all served by a four piece family bathroom suite. Leading off the landing, further stairs ascend to the second floor comprising of a fantastic loft room with eaves storage - a perfect office, playroom or guest bedroom.

## **OUTSIDE**

Approached via a well-maintained tiered garden with lawned areas. External side access leads to the rear enclosed garden comprising a paved patio area and steps to level garden mainly laid to lawn. There is also a useful summer house / garden outbuilding at the back of the garden.

Internal inspection of this beautiful family home is highly recommended!

## **SITUATION**

Sitting in a desired location to the north of the town, the property is within close proximity to local amenities, transport links and the green spaces of Bryn Bach Park.

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 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

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 Three - 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 French doors into Entrance Hallway.

## Entrance Hallway

Porcelain tiled flooring, smooth ceiling, radiator, door to Living Room, door to Utility Room, door to Kitchen/Diner, carpeted stairs to first floor.

## Utility Room (10' 4" Max x 6' 8") or (3.14m Max x 2.04m)

Porcelain flooring, smooth ceiling with spotlights, range of cream gloss base and eye level units with stainless steel sink and drainer, space for washing machine, radiator, uPVC and double-glazed window to front.

## Living Room (13' 1" Max x 12' 6") or (3.99m Max x 3.81m)

Herringbone style laminated flooring, smooth ceiling, feature marble hearth and surround, radiator, uPVC and double-glazed bay window to front.

## Kitchen / Breakfast / Family Room (21' 2" x 12' 0") or (6.46m x 3.65m)

Porcelain tiled flooring with under floor heating, smooth ceiling with spotlights, taupe shaker style base and eye level units with quartz worktops, space for range cooker, space for American fridge-freezer, matching island with Belfast sink and drainer, door to useful storage cupboard, uPVC and obscured double-glazed window to side, uPVC and obscured double-glazed door to side.

## Dining Room (14' 1" x 12' 5") or (4.30m x 3.79m)

Porcelain flooring, smooth ceiling with large lantern ceiling, 4x uPVC and double glazed windows.

## Landing

Carpet as laid, smooth ceiling, radiator.

## Bedroom 1 (10' 9" Max x 7' 11") or (3.27m Max x 2.42m)

Laminated flooring, smooth ceiling with spotlights, radiator, white gloss door to cupboard housing Valiant combi-boiler, uPVC and double-glazed window to front.

## Bedroom 2 (12' 5" x 12' 1") or (3.79m x 3.68m)

Laminated flooring, papered ceiling, full width mirrored built in wardrobes, radiator, uPVC and double-glazed window to front.

## Bedroom 3 (12' 1" x 12' 0") or (3.68m x 3.67m)

Carpet as laid, papered ceiling, full width built in wardrobes, radiator, uPVC and double-glazed window to rear.

## Bathroom (8' 4" x 8' 1") or (2.53m x 2.46m)

Tiled flooring, tiled wall, panelled ceiling with spotlights, panel-enclosed bath, corner shower unit with mains shower over, pedestal wash hand basin, chrome vertical radiator, tow uPVC and obscured double glazed windows to side.

## Loft Room (20' 2" Max x 14' 0") or (6.14m Max x 4.27m)

Laminated flooring, smooth ceiling with spotlights, two radiators, multiple doors to under eaves storage, uPVC tilt and turn double glazed window.

## Front of property

Tiered front with low maintenance astro-turf, railings and border walls. Steps leading to sandstone paved forecourt, front entrance and side access to rear.

## Rear Garden

Paved patio with steps leading to garden mainly laid to lawn within boundary fencing.

## Garden room

Large panelled outbuilding for use as a potential summer house/garden.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:65

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C





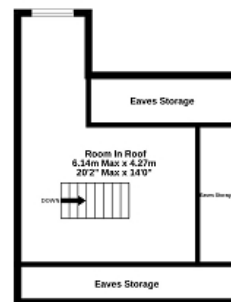
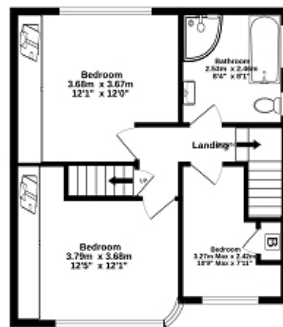
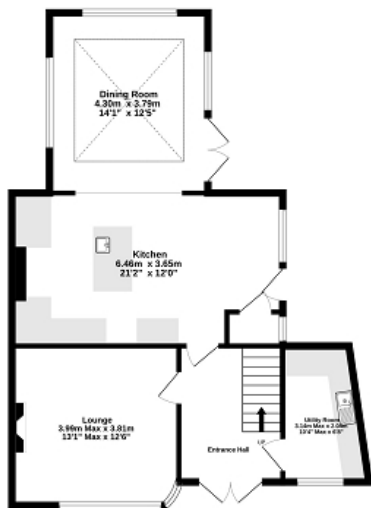




Ground Floor  
68.3 sq.m. (730 sq.ft.) approx.

1st Floor  
46.8 sq.m. (503 sq.ft.) approx.

2nd Floor  
30.7 sq.m. (331 sq.ft.) approx.



TOTAL FLOOR AREA: 145.8 sq.m. (1569 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.  
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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.*