



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

James Street  
Tredegar

Guide Price £120,000 to £125,000



- Beautifully Presented Family Home
- Three Good Sized Bedrooms
- Spacious Open Plan Lounge / Diner
- Large Fitted Kitchen/ Breakfast Room
- First Floor Contemporary Bathroom
- \*GUIDE PRICE £120,000 to £125,000\*
- Newly Fitted Worcester Combi-Boiler
- Freshly Decorated | New Flooring
- Close To Amenities And Schools
- EPC: D | Council Tax: C | Tenure: Freehold

Ref: PRA10982

Viewing Instructions: Strictly By Appointment Only



## General Description

**\*GUIDE PRICE £120,000 to £125,000\*** Offered chain free, this stone fronted end terraced home boasts deceptively spacious living accommodation and is ideally located on the popular southern side of Tredegar within walking distance of schools and all amenities.

As you step inside this attractive property, you are greeted by an internal porch leading into the large open plan lounge/diner, providing ample room for relaxation and entertainment. Beyond this is the rear lobby with access to the kitchen and rear courtyard. The well fitted kitchen/breakfast room is generously sized and light filled with the dual aspect windows. For added convenience, there is a separate utility / store room. The three double bedrooms upstairs offer comfort and privacy, complemented by the convenience of a contemporary first floor bathroom suite. The property further benefits newly laid carpets and a newly fitted 'Worcester' combi-boiler.

### OUTSIDE

The walled courtyard offers privacy and a rear gate leading to a back lane for added convenience.

### SITUATION

Located in the popular residential area of Georgetown with access to both amenities and countryside walks. Nearby, there are convenience stores, a local primary and a secondary school within walking distance. Within the town, there is a range of shops, a supermarket and further amenities.

Tredegar is located on the River Sirhowy in the Upper Sirhowy Valley in the heart of South East Wales. It is steeped in history and is surrounded by natural beauty. Situated just off the A465 'Heads of Valley' link road providing easy access to Cardiff (approx. 23 miles), Swansea (approx. 40 miles) and beyond. The railway stations are located in the nearby towns of Ebbw Vale and Rhymney and provide direct routes to Cardiff within an hour.

### ADDITIONAL INFORMATION

Parking | There is unrestricted on street parking to the front of the property.

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 | There is limited indoor coverage | EE, Three, O2 and Vodaphone - 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 obscured double-glazed door into Internal Porch.

### Internal porch

Tiled flooring, smooth ceiling, white gloss and glazed door into Lounge/Diner.

### Lounge / Diner (24' 7" x 15' 6") or (7.49m x 4.73m)

Newly laid carpets, smooth ceiling, 3x radiators, white gloss door to useful under-stairs storage cupboard, white gloss door to Rear Lobby, carpeted stairs to first floor, uPVC and double-glazed window to front, uPVC and double-glazed window to rear.

### Rear Hall/Lobby

Tiled flooring, smooth ceiling, radiator, uPVC and obscured double-glazed door to rear, white gloss and glazed door to Kitchen/Breakfast Room.

### Kitchen/Breakfast Room (14' 0" x 10' 3") or (4.27m x 3.13m)

Tiled flooring, smooth ceiling, brand new base and eye level units, tiled splashbacks, stainless steel sink and drainer, integrated electric hob and electric oven with extractor fan over, space for washing machine, space for fridge-freezer, brand new wall-mounted 'Worcester' combi-boiler, radiator, white gloss door to Utility/Storage Room, uPVC and double-glazed window to front, uPVC and double-glazed window to rear.



## Utility Room (10' 9" Max x 6' 2") or (3.27m Max x 1.89m)

Linoleum flooring, smooth ceiling.

## Landing

New carpet and a smooth ceiling. White gloss doors to bedrooms. White gloss door to Bathroom. Loft access.

## Bathroom (10' 8" Max x 6' 4" Max) or (3.25m Max x 1.93m Max)

Linoleum flooring, hygienically clad walls, smooth ceiling with spotlights, panel-enclosed bath, pedestal wash hand basin, W.C., radiator, uPVC and obscured double-glazed window to rear.

## Bedroom 1 (14' 8" x 11' 9") or (4.48m x 3.58m)

New carpet as laid, smooth ceiling, radiator, 2x uPVC and double-glazed windows to front.

## Bedroom 2 (11' 10" x 9' 1") or (3.60m x 2.76m)

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

## Bedroom 3 (14' 9" x 7' 2") or (4.50m x 2.18m)

New carpet as laid, smooth ceiling, radiator, uPVC and double-glazed window to front.

## Rear Enclosed Patio

Patio yard area with pedestrian gate to rear lane.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C



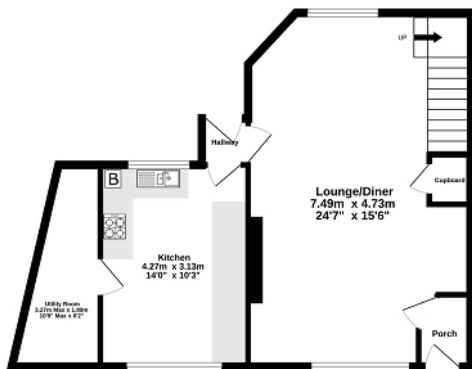




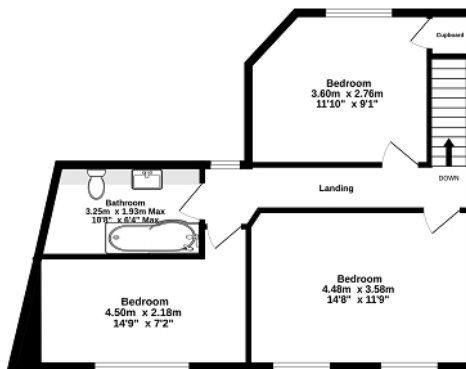

  
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Ground Floor  
54.5 sq.m. (587 sq.ft.) approx.



1st Floor  
53.4 sq.m. (575 sq.ft.) approx.



TOTAL FLOOR AREA : 107.9 sq.m. (1162 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.



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.