



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Copper Beech Drive Tredegar

£254,950



- Semi-Detached Family Home In Sought After Location
- Stunning Kitchen / Breakfast Room
- Immaculately Presented Throughout
- Open Plan Lounge / Diner With French Doors To Garden
- Two Contemporary Bathrooms (One is En-Suite)
- Westerly Facing Rear Garden
- Garage & Driveway Parking For Several Vehicles
- Ground Floor W/C.
- Situated Close To Local Amenities And Schools
- EPC Rating: C | Council Tax: C | Tenure: Freehold

Ref: PRA10992

Viewing Instructions: Strictly By Appointment Only

General Description

A strikingly stylish and spacious three bedroom semi-detached house with driveway parking and enclosed rear garden, nestled in the sought after area of Bedwellty Gardens on the Southern outskirts of the town.

Built in 2016, this superb property has been finished to a high specification throughout with over 1190 square foot of on trend space. On the ground floor the front door leads to the luxury kitchen/breakfast room with gloss cabinetry, integrated appliances, porcelain flooring and feature bay window. To the rear is the large, open plan lounge/diner with herringbone LVT flooring, media wall including feature fireplace and french doors to the garden. The first floor comprises of master bedroom with contemporary ensuite shower room, plus two further bedrooms, all served by a modern family bathroom. For added convenience, there is a ground floor W.C., and built in storage across both floors.

Externally, the front of the property provides ample parking with a driveway and detached garage. The enclosed west facing rear garden which can be accessed via french doors is perfect for dining alfresco and outdoor entertaining.

Overall, this property serves as an ideal family home, harmoniously blending sophistication, comfort, and practicality.

LOCATION

Located in the desired area of Bedwellty Gardens at the Southern edge of the historic town of Tredegar towards Blackwood, this home is in close proximity to local schools, amenities and countryside walks. Within the town there is an array of local shops, restaurants, public houses, a post office and a Lidl supermarket.

Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales and is not only steeped in natural history but also surrounded by natural beauty. It 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 nearest train stations are a short drive to nearby Ebbw Vale and Rhymney.

ADDITIONAL INFORMATION

EPC Rating | C

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 and Ultrafast broadband is available. Please make your own enquiries via OFCOM.

Mobile | O2 - There is likely 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

Composite and obscured double-glazed door into Entrance Hallway.

Entrance Hallway

Porcelain tiled flooring, smooth ceiling with spotlights, white gloss and glazed door to Kitchen/Breakfast Room, white gloss door to Lounge/ Diner, white gloss door to W.C. carpeted stairs to first floor, radiator.

Kitchen (13' 7" x 9' 1") or (4.15m x 2.78m)

Porcelain tiled flooring, smooth ceiling with spotlights, range of grey and white gloss eye and base level units, stainless steel sink and drainer, integrated gas hob with extractor fan over, integrated microwave, integrated fridge, integrated freezer, integrated washing machine, integrated dishwasher, cupboard housing Worcester condensing combi-boiler, radiator, uPVC and double-glazed window to front.

Lounge / Diner (19' 9" Max x 16' 4" Max) or (6.02m Max x 4.98m Max)

Herringbone LVT flooring, smooth ceiling, two radiators, media wall with space for T.V. and feature electric fire place, white gloss door useful under stairs storage cupboard, uPVC and double-glazed french doors to rear.

WC

Porcelain tiled flooring, smooth ceiling with spotlight, wash hand basin, W.C., radiator, uPVC and obscured window to front.

Landing

Carpet as laid, smooth ceiling, white gloss door to Bedrooms, white gloss door to Bathroom, loft access.

Bathroom (9' 3" x 5' 0") or (2.81m x 1.52m)

Tiled flooring, smooth ceiling with spotlights, extractor fan, panel-enclosed bath with mains shower over, pedestal wash hand basin, W.C., chrome vertical radiator, uPVC and obscured double glazed window to side.

Bedroom 1 (12' 11" Max x 10' 6" Max) or (3.94m Max x 3.19m Max)

Carpet as laid, smooth ceiling, radiator, white gloss double doors to built in wardrobe, white gloss door to Ensuite, uPVC and double glazed window to rear.

En Suite

Tiled flooring, part tiled walls, smooth ceiling with spotlights, extractor fan, shower enclosure with mains shower over, pedestal wash hand basin, W.C., chrome vertical radiator, uPVC and obscured double-glazed window to side.

Bedroom 2 (11' 2" Max x 9' 2" Max) or (3.40m Max x 2.80m Max)

Laminated flooring, smooth ceiling, radiator, two white gloss doors to built-in wardrobe, uPVC and double-glazed window to front.

Bedroom 3 (12' 11" Max x 10' 6" Max) or (3.94m Max x 3.19m Max)

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

Garage (17' 0" x 8' 10") or (5.17m x 2.68m)

Block built, concrete base, apex roof, electric supply, uPVC and glazed pedestrian door to side, up and over garage door to front.

Front of property

Low maintenance gravelled forecourt with tarmacadam driveway providing parking for several vehicles, leading to garage and side access to rear garden.

Rear Garden

Paved patio seating area with lawn and path leading to further patio seating area, all within boundary fencing. Access to garage.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:80

Tenure

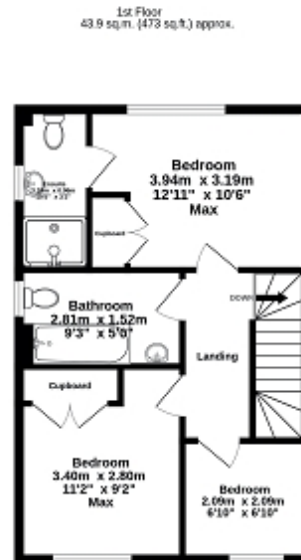
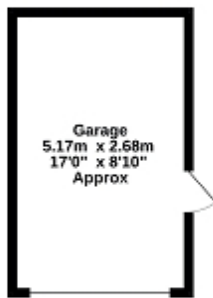
We are informed that the tenure is Freehold

Council Tax

Band C







TOTAL FLOOR AREA : 110.9 sq.m. (1194 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.