



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Beaufort Road
Tredegar

£200,000



- Spacious Bay Fronted Family Home
- Three Double Bedrooms
- High Ceilings | Period Features
- Driveway Parking For 2+ Vehicles
- Generously Sized Reception Rooms
- No Onward Chain Complications
- Easterly Facing Rear Garden
- Conservatory Room With Views
- Good Transport Links | Close To Amenities
- EPC Rating: D | Tenure: Freehold | Council Tax: B

Ref: PRA10995

Viewing Instructions: Strictly By Appointment Only



General Description

Offered chain free, this smart and substantial semi-detached family home boasts over 1420 square feet of living space, an east facing rear garden and driveway parking for several vehicles.

There is plenty of room to relax, work and entertain in this property with the generous amount of space on the ground floor and the three double bedrooms on the first floor. There are two reception rooms (one currently used as a fourth bedroom), both with wonderful period features to include very high ceilings, dado rails and a bay window to the front. To the rear of the property, adjacent to the second reception room, is the open plan, well equipped kitchen / diner, which leads to a wonderfully bright conservatory with lots of natural light - a fantastic space for enjoying the views. Heading upstairs, there are three double bedrooms all served by a four piece family bathroom suite. For added convenience, there is a ground floor W.C., under stairs storage and triple-glazed windows fitted to the front and partially to the rear of the property.

OUTSIDE

The rear and side gardens enjoy an east-facing aspect with paved and concrete areas leading to a rear block built outbuilding. A gated driveway provides off road parking for two vehicles, with access via the rear lane.

SITUATION

Step outside, and you are ideally located in a popular residential area in between the towns of Tredegar and Ebbw Vale, yet within close proximity to Sirhowy Woodlands; popular with walkers. Nearby, there are local primary and secondary schools and a range of local amenities, including convenience stores and supermarkets.

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

EPC Rating | D

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 | 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 - 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 double-glazed door into Entrance Hallway.

Entrance Hallway

Linoleum flooring, textured ceiling, radiator, oak door to Reception Room 1 (currently used as bedroom), oak door to Reception Room 2, carpeted stairs to first floor.

Reception Room (12' 0" x 8' 8") or (3.65m x 2.64m)

Linoleum flooring, textured ceiling, radiator, uPVC and triple-glazed bay window to front.

Lounge (18' 7" x 14' 1") or (5.66m x 4.30m)

Linoleum flooring, textured ceiling, two radiators, white gloss fire surround with marble hearth, LPG fire, oak door to under stairs storage, uPVC and double-glazed window to side, oak door to Kitchen/Diner.

Kitchen / Diner (19' 7" x 9' 8") or (5.98m x 2.94m)

Tiled flooring, textured ceiling, taupe base and eye level units, tiled splashbacks, stainless steel sink and drainer, integrated halogen hob with double oven and extractor fan over, space for washing machine, space for dishwasher, space for fridge-freezer, wall-mounted gas boiler, radiator, oak door to W.C., uPVC and double-glazed door to Conservatory, uPVC and triple-glazed window to Conservatory.

Conservatory (16' 1" x 7' 4") or (4.89m x 2.23m)

Part tiled flooring, uPVC and double-glazed windows all round, poly-carbonate roof, uPVC and double-glazed window to rear.

WC

Tiled flooring, textured ceiling, wash hand basin with vanity unit, W.C., radiator, uPVC and double-glazed window to side.

Landing

Carpet as laid, textured ceiling, radiator, oak doors to Bedrooms, oak door to Bathroom, loft access.

Bedroom 1 (18' 4" x 11' 5") or (5.59m x 3.49m)

Laminated flooring, textured ceiling, radiator, built-in mirrored wardrobes, two uPVC and triple-glazed windows to front.

Bedroom 2 (12' 4" x 11' 5") or (3.76m x 3.49m)

Laminated flooring, textured ceiling, radiator, uPVC and double glazed window to side.

Bedroom 3 (13' 0" Max x 9' 9" Max) or (3.97m Max x 2.96m Max)

Laminated flooring, textured ceiling, radiator, uPVC and triple-glazed window to rear.

Bathroom (10' 2" x 5' 9") or (3.11m x 1.76m)

Smooth ceiling with extractor fan, tiled flooring, tiled walls, panel-enclosed bath, shower enclosure with 'Mira' electric shower, wash hand basin with vanity unit beneath, W.C., uPVC and triple-glazed window to rear.

Rear Garden

Paved patio leading to further level area laid to gravel and concrete with block built shed. Gated driveway with parking for 2+ vehicles, accessed via the rear lane.

Front of property

Low maintenance forecourt area with gated access to side of property.

Services

Mains electricity, mains water, mains gas, mains drainage

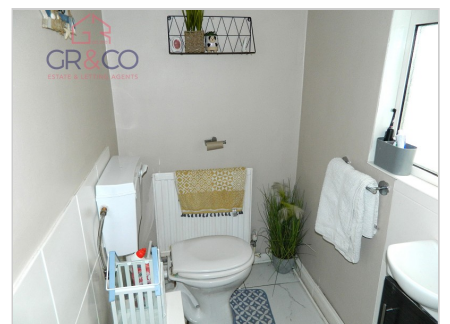
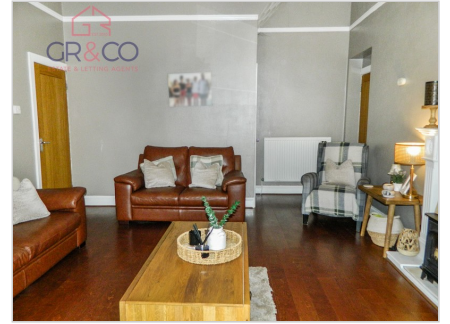
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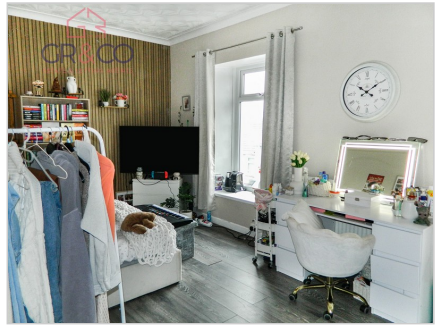
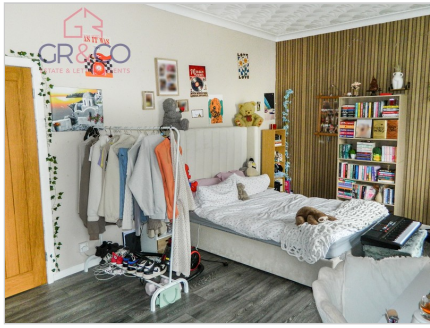
Tenure

We are informed that the tenure is Freehold

Council Tax

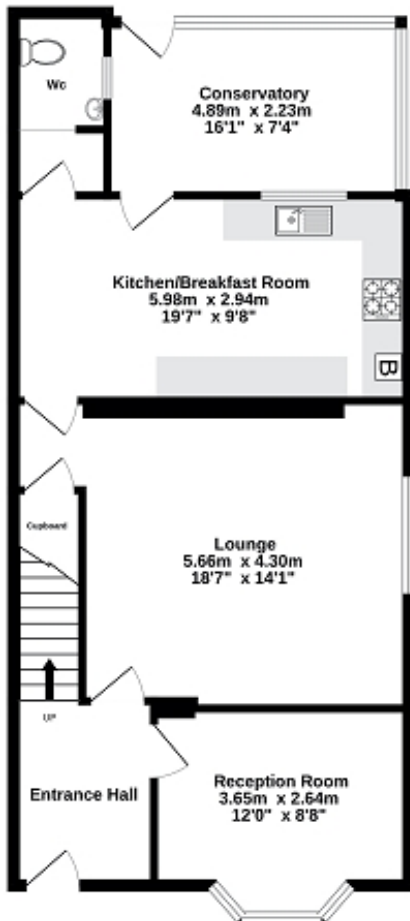
Band B



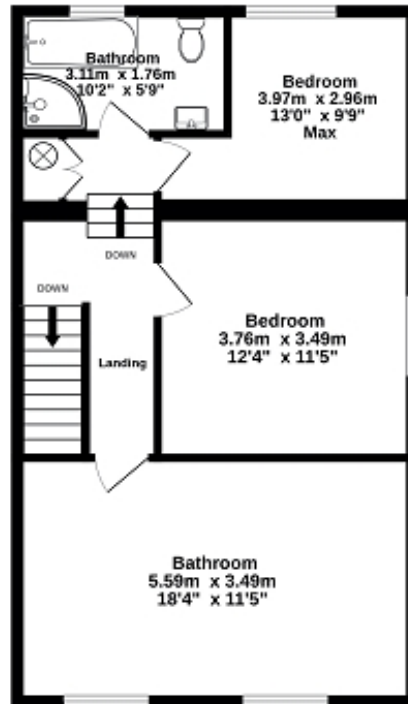




Ground Floor
69.7 sq.m. (751 sq.ft.) approx.



1st Floor
54.6 sq.m. (587 sq.ft.) approx.



TOTAL FLOOR AREA: 124.3 sq.m. (1338 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 mis-estimate 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.