



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## West Hill Tredegar

£129,500



- Spacious Mid Terraced Property
- Open Plan Lounge & Dining Room
- Kitchen With Potential Utility Space
- No Onward Chain Complications
- Located Within Easy Reach Of Town Centre
- West Facing Rear Garden With Access To Countryside Walks
- First Floor Shower Room & Ground Floor W.C.
- EPC Rating: D|Council Tax: B|Tenure: Freehold

Ref: PRA10999

Viewing Instructions: Strictly By Appointment Only



## General Description

Welcome to this charming 3 bed Victorian terraced property, nestled in an excellent spot a short walk from town yet with countryside walks on your doorstep. Offered chain-free, further highlights include a spacious open plan reception and dining room, first floor bathroom, ground floor WC and a west facing rear garden.

Upon entering this property, you are immediately welcomed by a spacious open-plan living and dining room. The room offers a wealth of possibilities for both casual relaxing and a place to host meals with family and friends. Dual-aspect windows - a large window at the front and french doors at the rear invite an abundance of natural light from both ends. The fitted kitchen, set with white base and wall-mounted cabinets, is complemented by dark countertops and a white tiled splashback. The adjacent W.C. is a useful space which offers potential to create a utility room and provides access to the rear garden.

Upstairs, there are three bedrooms, two of which are well appointed doubles with built in storage. The shower room offers a simple yet well-appointed suite, featuring a double shower enclosure.

### OUTSIDE

Head outside to the enclosed west-facing garden to the rear which features a paved patio with steps leading to a tiered garden partially laid to lawn with gated access to the rear lane and fields. To the front of the property, creating privacy from the road, is a gated graveled forecourt with a boundary wall.

### SITUATION

Ideally situated in a quiet residential area with ample green space to the rear yet within walking distance of the town centre and Bedwellty Park. 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 | Three, O2 & Vodafone - 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 obscured double-glazed door into Entrance Hallway.

### Entrance Hallway

Laminated flooring, smooth ceiling, radiator, carpeted stairs to first floor, pine and glazed door to Lounge/Diner.

### Lounge (11' 2" x 10' 11") or (3.41m x 3.34m)

Laminated flooring, papered ceiling, radiator, uPVC and double-glazed window to front.

### Dining Room (15' 2" x 12' 5") or (4.62m x 3.79m)

Laminated flooring, papered ceiling, electric coal effect fire with marble hearth and wood surround, door to useful under stairs storage cupboard, uPVC and double-glazed French doors to rear, entrance to Kitchen.

### Kitchen (11' 7" x 8' 7") or (3.54m x 2.61m)

Laminated flooring, smooth ceiling, white gloss base and wall units, stainless steel sink and drainer, radiator, space for cooker, two uPVC and double glazed windows to side, white gloss door to Utility Room.

## Utility Room (8' 7" x 5' 10") or (2.61m x 1.77m)

Linoleum flooring, textured ceiling, wall-mounted 'Ideal' combi-boiler, W.C., pedestal wash hand basin, space for washing machine, radiator, uPVC and obscured window to rear, uPVC and obscured double-glazed door to rear.

## Landing

Carpet as laid, part smooth ceiling, part textured ceiling, white gloss doors to Bedrooms, white gloss door to Bathroom, loft access with drop down ladder, doors to useful storage cupboard.

## Bedroom 1 (14' 2" x 11' 3") or (4.32m x 3.43m)

Carpet as laid, textured ceiling, built-in wardrobe, radiator, two uPVC and double-glazed windows to front.

## Bedroom 2 (12' 7" x 8' 4") or (3.84m x 2.55m)

Laminated flooring, textured ceiling, built-in storage cupboard, radiator, uPVC and double-glazed window to rear.

## Bedroom 3 (8' 5" x 4' 11") or (2.57m x 1.51m)

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

## Shower Room (6' 8" x 5' 5") or (2.02m x 1.65m)

Linoleum flooring, textured ceiling, tiled walls, double shower enclosure with 'Mira' electric shower, pedestal wash hand basin, W.C., chrome vertical radiator, uPVC and obscured window to side.

## Front of property

Low maintenance forecourt with steps leading to front door.

## Rear Garden

Courtyard with steps leading to garden. Rear access gate.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:62

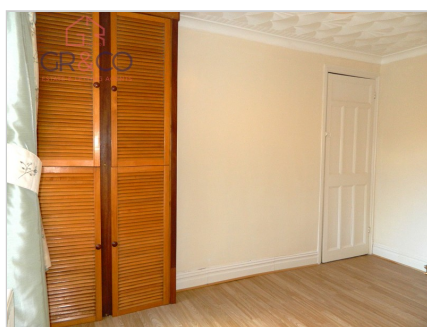
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band B









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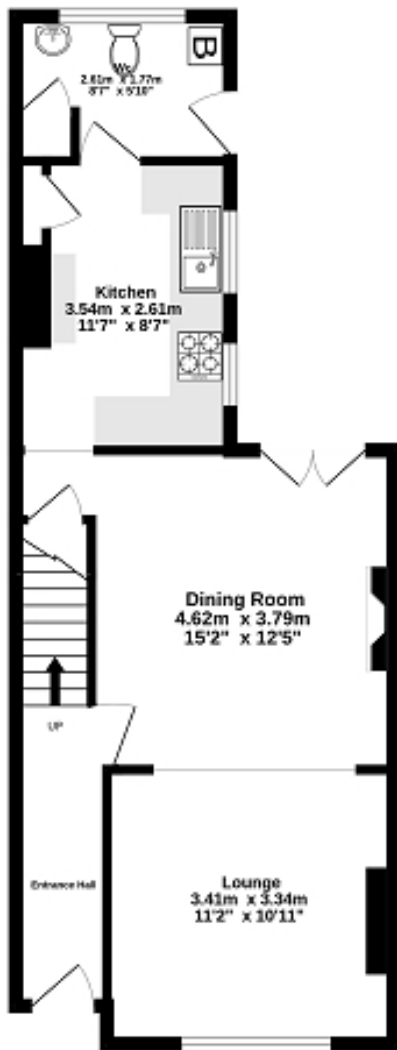
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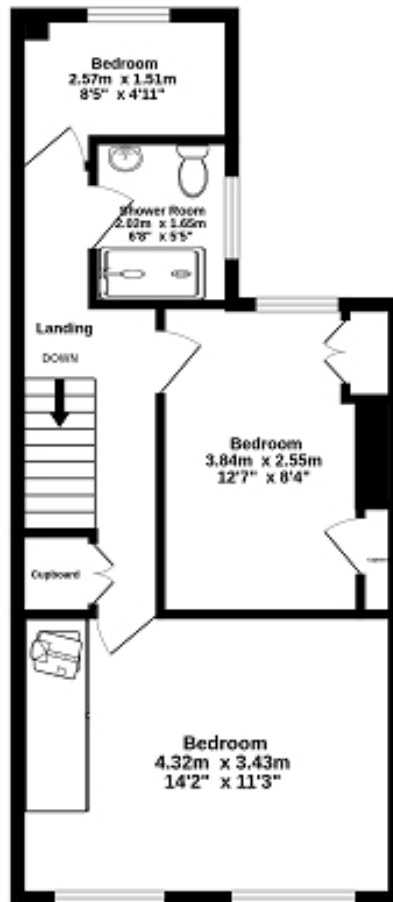
SALES & LETTINGS  
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01495 723 265  
[www.gregrobertsandco.co.uk](http://www.gregrobertsandco.co.uk)

Ground Floor  
46.0 sq.m. (496 sq.ft.) approx.



1st Floor  
42.2 sq.m. (454 sq.ft.) approx.



TOTAL FLOOR AREA : 88.1 sq.m. (949 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other details 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.