



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Scwrfa Road
Tredegar

£130,000



- Semi-Detached Property In Sought After Location
- Detached Garage Plus Ample Driveway Parking
- No Forward Chain Complications
- Open Plan Lounge/Diner
- Large Rear Garden
- Four Piece Ground Floor Bathroom Suite
- Combi-Boiler Heating System
- Close To Local Amenities & Schools
- EPC Rating: D | Council Tax: B | Tenure: Freehold

Ref: PRA11003

Viewing Instructions: Strictly By Appointment Only



General Description

A bright and smartly appointed three bed semi-detached home, with detached garage, double driveway and a large rear garden. Offered for sale on a chain free basis.

Sitting on a large plot in a sought after location, this property offers spacious living accommodation with generous outdoor space and ample parking. Upon entering there is an internal porch which leads through to a light and bright 320 square foot lounge/diner with feature fireplace and french doors to the side. The kitchen sits next door and is fitted with cabinetry at base and eye level with complimentary countertops and flooring. A rear lobby gives access to the garden and a four piece family bathroom suite with separate shower enclosure. Heading upstairs, there is good sized bedroom with built in storage to the front aspect and two further bedrooms.

OUTSIDE

Step outside, there is a large garden mainly laid to lawn with border fencing and plenty of space to the side - ideal for entertaining in the warmer months. A double driveway provides off road parking for multiple vehicles in addition to the detached garage.

SITUATION

Ideally situated in the Scwrfa area to the North of Tredegar with ease of access to the A465 link road Cardiff, Abergavenny and beyond. Nearby, there are convenience stores and local amenities with a Lidl Supermarket in the town centre. Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales. It is steeped in history and bounds the Bannau Brycheiniog (Brecon Beacons) National Park to the North and offers beautiful countryside walks on your doorstep. The town is served by several schools for all ages and has a comprehensive range of leisure and shopping amenities. It further benefits from a bus station in the centre, and three train stations in the nearby towns of Ebbw Vale and Rhymney offering 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 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 door into Internal Porch.

Internal porch

Linoleum flooring, smooth ceiling, white gloss and glazed door to Lounge/Diner.

Lounge / Diner (24' 8" x 13' 10") or (7.53m x 4.22m)

Carpet as laid, smooth ceiling, two radiators, gas coal effect fire, open stairs to first floor, door to Kitchen, uPVC and double-glazed window to front, uPVC and double glazed double doors to side/driveway.

Kitchen (13' 10" x 9' 8") or (4.22m x 2.95m)

Linoleum flooring, smooth ceiling, range of base and wall units with tiled splashbacks and worktop over, composite sink, space for washing machine, space for cooker, space for fridge-freezer, wall mounted "Vaillant" combi-boiler, radiator, white gloss door to Lobby, uPVC and double glazed window to side, loft access.

Rear Hall/Lobby

Linoleum flooring, white gloss door to Bathroom, uPVC and obscured double glazed door to side.

Bathroom (13' 10" x 6' 0") or (4.22m x 1.84m)

Linoleum flooring, smooth ceiling, radiator, panel enclosed bath, pedestal wash hand basin, W/C., separate shower enclosure with mains shower, extractor fan, uPVC and obscured double glazed window to rear.

Landing

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

Bedroom 1 (13' 10" x 12' 5") or (4.22m x 3.79m)

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

Bedroom 2 (9' 1" x 6' 3") or (2.76m x 1.90m)

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

Bedroom 3 (11' 3" Max x 8' 2" Max) or (3.44m Max x 2.49m Max)

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

Front of property

Blocked paved driveway with parking for several vehicles.

Detached Garage

Garage with corrugated roof, up and over door and concrete base.

Rear Garden

Enclosed rear garden mainly laid to lawn within boundary fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified

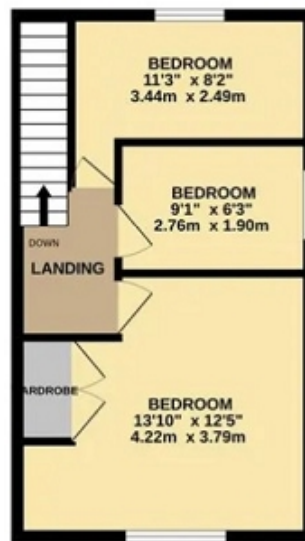




GROUND FLOOR



1ST FLOOR



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.