



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## Ystrad Deri Tredegar

£150,000



- Semi- Detached Bungalow
- Two Double Bedrooms
- No Forward Chain
- Off Road Parking
- Fitted Kitchen Plus Utility Room
- Good Sized Lounge | Sun Room
- Bathroom With Walk-In Hydro Bath
- Low Maintenance East Facing Garden
- Sought After Location
- EPC Rating: D | Council Tax: A | Tenure: Freehold

Ref: PRA11006

Viewing Instructions: Strictly By Appointment Only

## General Description

A delightful two double bedroom bungalow nestled in a sought after location with two reception rooms, low maintenance gardens and off road parking. Offered for sale chain free!

This well presented and easy accessible property enjoys well appointed single level accommodation throughout. Approached via a low maintenance front garden with ramped access, the entrance porch leads on to the spacious lounge with feature fireplace. The central hallway provides access to the living space to the left and the bedrooms to the right. The fitted kitchen features an adjoining sunroom, making a great space for entertaining and enjoying the garden. For added convenience, there is a separate utility room plus built in storage. The two generously sized double bedrooms offer built in storage and are served by a three piece bathroom suite with walk-in hydro bath. The property further benefits from uPVC double glazing and gas central heating.

### OUTSIDE

Outside, there are low maintenance gardens to the front and rear. The enclosed east facing rear garden has access and a gated hard stand for off road parking.

### SITUATION

Ystrad Deri is situated on Northern outskirts of Tredegar, just over a mile from the town centre. There are countryside walks nearby alongside local convenience stores for your everyday essential items. The town of Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales. Steeped in natural history and surrounded by natural beauty, it offers great outdoor spaces to discover and enjoy. The popular Bedwellty Park and Bryn Bach Park are a short distance away and the famous Brecon Beacons (Bannau Brycheiniog) and all the beauty this has to offer is within half hour drive. It is well served by schools for all ages at both primary and secondary level.

For commuters, Tredegar 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 nearby train stations in Ebbw Vale and Rhymney offer regular direct routes to the city of Cardiff within the hour.

### ADDITIONAL INFORMATION

EPC Rating | D

Council Tax Band | A (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

uPVC and obscured door into Internal Porch.

### Internal porch

Tiled flooring, textured ceiling, radiator, door to Lounge.

### Lounge (15' 8" Max x 11' 11" Max) or (4.78m Max x 3.64m Max)

Laminated flooring, smooth ceiling, gas coal effect fire, marble hearth with wood surround, radiator, uPVC and double glazed window to front, door to Hallway.

### Hallway

Door to Kitchen, doors to Bedrooms, door to Bathroom, door to useful under stairs storage cupboard, door to airing cupboard with 'Ferrolì' combi-boiler.

### Kitchen (11' 1" x 8' 4") or (3.39m x 2.54m)

Tiled flooring, textured ceiling, range of base and eye level units, tiled splashbacks, stainless steel sink and drainer, integrated halogen hob, electric oven with extractor fan over, space for fridge, space for freezer, radiator, uPVC and double glazed window and uPVC double glazed door to Sun Room.

## Sun Room (8' 5" x 8' 5") or (2.57m x 2.56m)

Tiled flooring, wood panelled ceiling, louvre doors to Utility Room, radiator, uPVC and double glazed window to rear, uPVC and double glazed door to rear.

## Utility Room (10' 3" Max x 4' 9" Max) or (3.13m Max x 1.46m Max)

Tiled flooring, wood panelled ceiling, space for washing machine, space for tumble dryer.

## Bathroom (6' 5" x 5' 9") or (1.95m x 1.76m)

Tiled flooring, hygienically clad walls, textured ceiling, walk-in hydro bath with 'Triton' electric shower over, pedestal wash hand basin, W.C., radiator, uPVC and obscured double-glazed window to rear.

## Bedroom 1 (13' 3" x 10' 10") or (4.03m x 3.31m)

Laminated flooring, textured ceiling, sliding doors to built-in wardrobes, radiator, uPVC and double glazed window to front,

## Bedroom 2 (12' 1" x 10' 0") or (3.68m x 3.05m)

Laminated flooring, textured ceiling, sliding doors to built in wardrobe, uPVC and double-glazed window to rear.

## Front of property

Low maintenance garden with ramped access within mature boundary fencing.

## Rear Garden

Paved patio with several steps to rear lane and gated hardstand.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:67

## Tenure

We are informed that the tenure is Freehold

## Council Tax

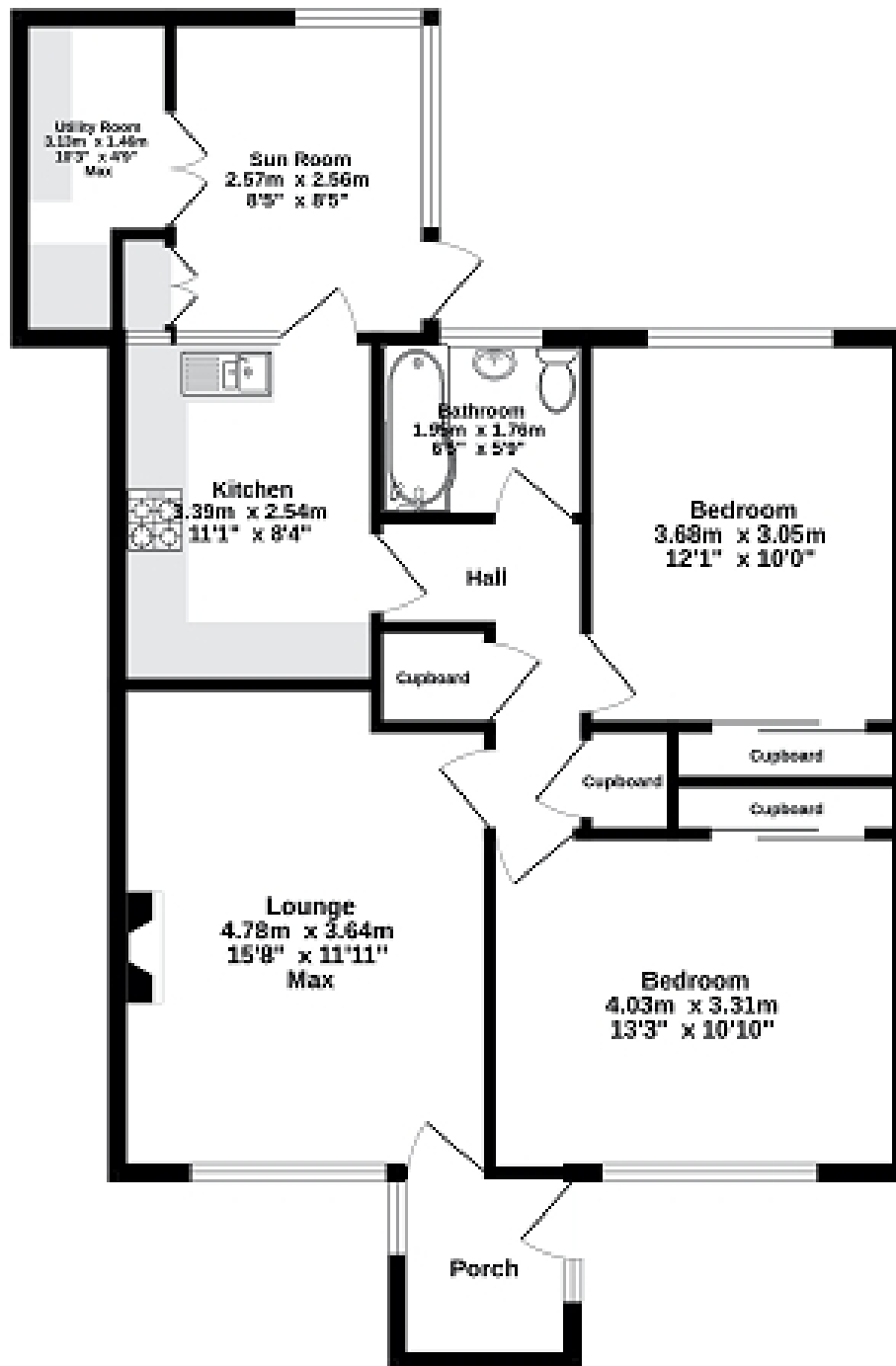
Band A







Ground Floor  
78.2 sq.m. (842 sq.ft.) approx.



TOTAL FLOOR AREA: 78.2 sq.m. (842 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 errors, 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.  
Made with floorplan-creator



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.*