



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## Cwrt Pen-Y-Twyn Tredegar

£285,000



- Stunning Modern Detached Family Home
- Three Bedrooms (Potential To Convert To Four)
- Master Bedroom With Ensuite And Dressing Area
- Three Reception Rooms
- Garden Studio / Office
- Fitted Kitchen With Range Of Integrated Appliances
- Driveway Parking For 2 Vehicles With EV Charger
- No Forward Chain Complications
- Low Maintenance Rear Garden
- EPC: C|Tenure: Freehold|Council Tax: D

Ref: PRA11008

Viewing Instructions: Strictly By Appointment Only

# General Description

This beautiful three bedroom, two bathroom, detached family home is nestled in a quiet cul-de-sac location with countryside walks on your doorstep. Packed with highlights including flexible social spaces, stunning kitchen, converted garage and garden studio, it is attractively offered to the market chain free.

Featuring over 1285 square feet of living accommodation spread across two floors plus a landscaped garden and garden studio, this wonderful property offers everything you need for easy daily life, including plenty of room for home working. The welcoming entrance hall leads through to the light-filled lounge, with neutral decor and feature fireplace, and dining room with french doors to the conservatory. The adjacent kitchen is fitted with an abundance of cream fronted units with complimentary wooden worktops and a range of integrated appliances. To the front of the property, off the kitchen, is the integral garage which has been converted to a generously sized ground floor bedroom which oozes natural light via the french doors. This flexible space could also be used as a home office, gym, or further reception room. The lean-to conservatory features full height poly-carbonate panels overlooking the garden providing a year round space to enjoy the outdoors. Completing the downstairs space is a W/C and ample storage cupboards.

Ascending to the first floor, the rear facing bedrooms have been knocked through creating a large and luxurious master bedroom with ensuite shower room and walk-in wardrobe space. This can easily be converted back into two bedrooms giving the option of creating four bedrooms, if required. To the front is a good sized double bedroom with built in storage, and a contemporary family bathroom suite.

The landscaped rear garden, framed by fencing, creates a private haven for relaxation or alfresco gatherings. A wonderful garden studio (currently used as an office) provides further living space with a variety of options.

## SITUATION

Cwrt Pen-y-Twyn is a quiet cul-de-sac situated on the Northern side 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 | C  
Council Tax Band | D (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  
Parking | There is on street parking to the front of the property.  
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 double glazed door to Porch.

## Porch

Tiled flooring, smooth ceiling, composite door to Entrance Hall.

## Entrance Hall

Laminated flooring, smooth ceiling, radiator, door to Lounge, carpeted stairs to first floor.

## Lounge (15' 2" x 12' 4") or (4.63m x 3.76m)

Carpet as laid, smooth ceiling, electric coal effect fire with marble hearth and wood surround, radiator, entrance to Dining Room, uPVC and double glazed window to front.

## Dining Room (11' 1" x 8' 1") or (3.39m x 2.46m)

Carpet as laid, smooth ceiling, radiator, door to Kitchen, uPVC and double glazed patio doors to Conservatory.

## Kitchen (11' 5" x 10' 11") or (3.48m x 3.32m)

Laminated flooring, smooth ceiling, white base and eye level units with beech worktops, composite sink, tiled splashbacks, integrated five hob gas stove with extractor fan over, integrated oven, integrated microwave, integrated fridge, integrated freezer, space for washing machine, wall-mounted 'Worcester' combi-boiler, door to useful storage cupboard, door to W/C. uPVC and double glazed window to rear, uPVC and obscured double glazed door to rear.

## Conservatory (13' 9" x 9' 0") or (4.18m x 2.75m)

Laminated flooring, polycarbonate roof, single glazed plastic glass with double sliding doors to back and sides.

## Bedroom 3 (17' 6" x 8' 7") or (5.34m x 2.61m)

Bedroom/Office - Laminated flooring, smooth ceiling, radiator, uPVC and double glazed window to side, uPVC and double glazed french doors to front.

## Landing

Carpet as laid, textured ceiling, white gloss doors to Bedrooms, white gloss door to Bathroom, white gloss door to storage cupboard.

## Bathroom (6' 4" x 6' 2") or (1.94m x 1.87m)

Laminated flooring, textured ceiling, tiled walls, panel enclosed bath with mains shower over, W/C/, wash hand basin with storage units beneath, radiator, extractor fan, uPVC and obscured double glazed window to front.

## Bedroom 1 (15' 2" Max x 12' 0" Max) or (4.62m Max x 3.66m Max)

CURRENTLY CONVERTED FROM TWO TO ONE BUT CAN BE RESTORED BY VENDORS, IF REQUIRED.

Carpet as laid, textured ceiling, built-in wardrobes, radiator, door to Ensuite, two uPVC and double-glazed windows to rear.

## En Suite

Laminated flooring, textured ceiling, tiled walls, walk-in shower with mains shower, wash hand basin with vanity unit beneath, W/C/, radiator, extractor fan, uPVC and obscured double glazed window to side.

## Bedroom 2 (9' 3" x 9' 1") or (2.81m x 2.77m)

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

## Garden room (10' 7" x 7' 5") or (3.23m x 2.25m)

Wood garden pod/room with electric supply (currently used as an office).

## Front of property

Driveway for two cars, EV charging point, low maintenance garden, gated side access to rear.

## Rear Garden

Enjoying both patio and decked seating areas. Garden Pod/Office and a separate shed, both with electric supply. All within boundary fencing.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:73

## Tenure

We are informed that the tenure is Freehold

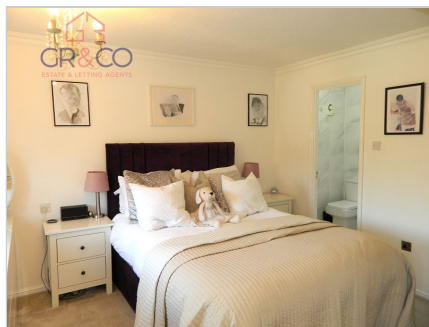
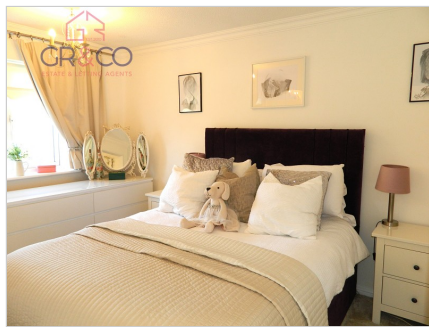
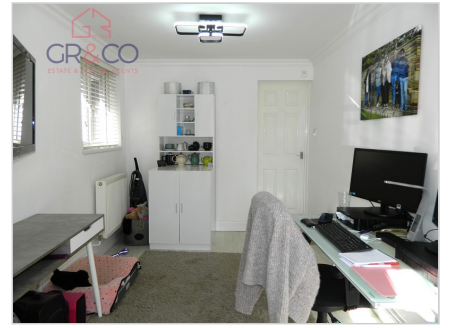


Council Tax

Band D





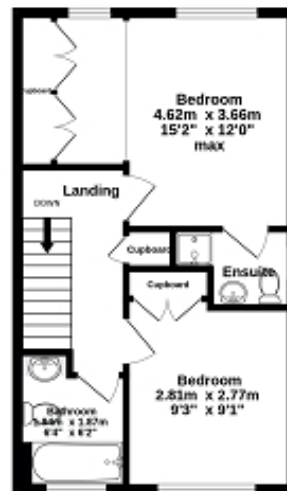
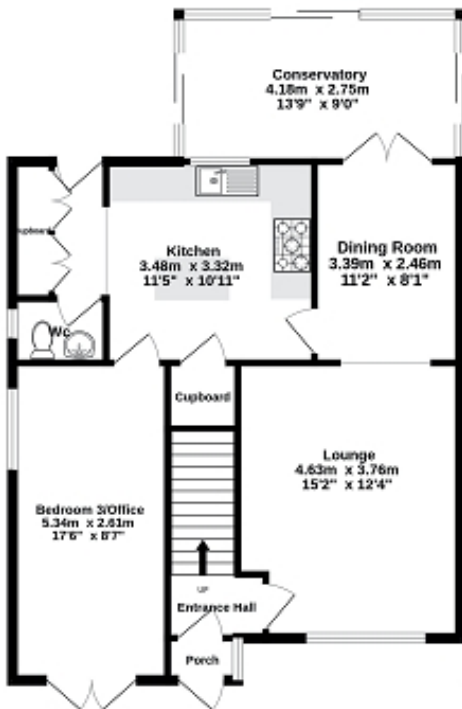
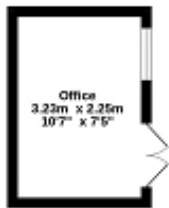






Ground Floor  
82.4 sq.m. (887 sq.ft.) approx.

1st Floor  
37.1 sq.m. (399 sq.ft.) approx.



TOTAL FLOOR AREA : 119.5 sq.m. (1286 sq.ft.) approx.

While 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, spaces and appliances shown have not been linked and no guarantee as to their availability 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.*