



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Jubilee Road
New Tredegar

Guide Price £100,000 to £110,000



- Spacious Three Storey Terraced House
- No Forward Chain
- Modern Fitted Kitchen
- Three Well Appointed Bedrooms
- Contemporary Bathroom Suite
- Guide Price £100,000 to £110,000
- South West Facing Tiered Garden
- Close To Trains Stations For Cardiff Link (Tir-Phil & Brithdir)
- Perfect First Time Buy / Investment
- EPC: C | Council Tax: A | Tenure: Freehold

Ref: PRA11010

Viewing Instructions: Strictly By Appointment Only



General Description

GUIDE PRICE £100,000 to £110,000 - Offered chain free, this spacious three storey terraced property with south-west facing garden is ideally positioned in a village location, yet close to amenities and direct transport links to the city of Cardiff.

With over 870 square foot of living accommodation arranged over three floors, this stone fronted home would make for a wonderful first time buy. Briefly comprising of a dual aspect lounge/diner, a modern fitted kitchen, a contemporary three piece bathroom suite and three well-appointed bedrooms, two of which are good sized doubles.

OUTSIDE

To the rear is a tiered garden with south-west facing aspect and beautiful valley views. There is also a useful block built storage shed and rear access.

SITUATION

Ideally located in New Tredegar, a former mining town, in the scenic Rhymney Valley of South Wales. There are a range of amenities, shops and several schools within walking distance, including White Rose and Philipstown Primary Schools.

For outdoor lovers, there is a mix of rolling hills and valleys making it a great base for walking. The popular Bannau Brycheiniog (Brecon Beacons) National Park is to the North, perfect for hiking, mountain biking, and exploring adventures.

Transportation links are good, with regular bus services connecting New Tredegar to nearby towns and cities. The A469 and A4049 roads are easily accessible and for rail travel, there are two stations in close proximity offering direct services to Cardiff in about an hour - ideal for commuters or day trips to the capital.

ADDITIONAL INFORMATION

EPC Rating | C

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 | Caerphilly County Council

Services | We understand that the property is connected to mains gas, electricity, water and drainage.

Broadband | Standard and Superfast is available. Please make your own enquiries via OFCOM.

Mobile | EE, Three and 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 obscured double glazed door into Entrance Hallway.

Entrance Hall

Laminated flooring, smooth ceiling, radiator, door to useful storage cupboard, door to Lounge.

Lounge (21' 1" x 12' 4") or (6.43m x 3.76m)

Carpet as laid, smooth ceiling, two radiators, carpeted stairs to first floor, carpeted stairs to basement, uPVC and double-glazed window to front, uPVC and double glazed window to rear.

Kitchen (15' 11" x 10' 6") or (4.85m x 3.21m)

Porcelain tiled flooring, smooth ceiling with spotlights, range of base and eye level units with tiled splashbacks, stainless steel sink and drainer, radiator, integrated halogen hob with extractor fan over, integrated oven, space for washing machine, space for fridge, space for freezer, space for tumble dryer, wall-mounted 'Baxi' combi-boiler, door to rear porch, uPVC and double-glazed window to rear.

Rear Porch

Porcelain tiled flooring, smooth ceiling with spotlights, door to Bathroom, uPVC and obscured window to rear.

Bathroom (8' 11" x 7' 6") or (2.71m x 2.28m)

Part tiled/part laminated flooring, panel enclosed bath with mains shower over, pedestal wash hand basin, W/C, smooth ceiling with spotlights, radiator, uPVC and obscured double glazed window to rear.

Landing

Carpet as laid, textured ceiling, doors to Bedrooms, loft access, uPVC and double glazed window to rear.

Bedroom 1 (10' 3" x 9' 4") or (3.13m x 2.84m)

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

Bedroom 2 (11' 9" Max x 10' 3" Max) or (3.57m Max x 3.12m Max)

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

Bedroom 3 (8' 2" x 7' 1") or (2.50m x 2.16m)

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

Rear Garden

Courtyard with steps to tiered garden and block built storage shed. Access to rear lane.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

Tenure

We are informed that the tenure is Freehold

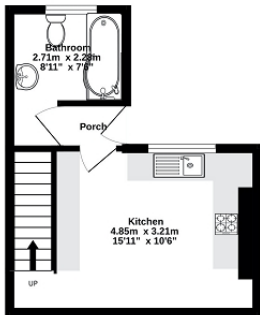
Council Tax

Band A

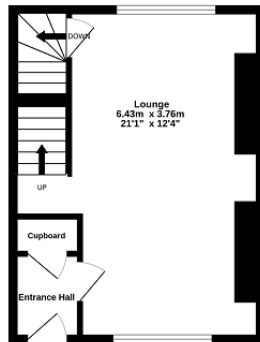




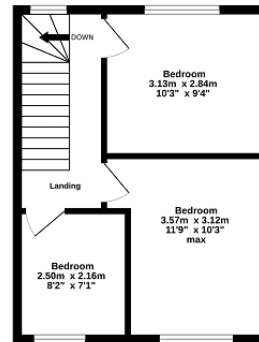
Ground Floor
21.2 sq.m. (228 sq.ft.) approx.



1st Floor
29.2 sq.m. (315 sq.ft.) approx.



2nd Floor
31.2 sq.m. (336 sq.ft.) approx.



TOTAL FLOOR AREA : 81.6 sq.m. (879 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 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.