



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Kimberley Terrace Tredegar

£114,950



- Beautifully Presented Terrace Family Home
- Large Contemporary Fitted Kitchen/Breakfast Room
- Spacious Living / Dining Room
- Two Generously Sized Double Bedrooms
- Situated In Popular Residential Area Of Georgetown
- Modern Ground Floor Shower Room
- Easterly Facing Rear Enclosed Garden
- Close To Amenities And Schools
- Ideal First Time Buy And/Or Investment Opportunity
- EPC: D | Council Tax: A | Tenure: Freehold

Ref: PRA10875

Viewing Instructions: Strictly By Appointment Only



General Description

Super two double bedroom Victorian terraced house, ideally located in the Georgetown area. This lovely home boasts a smartly appointed kitchen, spacious lounge/diner and a wonderful rear garden. Viewing is highly recommended!

Beyond the timeless frontage, you'll find a property that's been thoughtfully restored with neutral decor and tasteful design. The spacious open plan lounge/diner is particularly impressive, with herringbone style flooring underfoot and a feature staircase. Head through the internal door into the large modern gloss kitchen/breakfast room that overlooks the garden, where you'll find a range of sleek units, complimented by dark worktops and metro tiles. From here, you can access the garden and the family shower room.

Upstairs there are two excellent sized double bedrooms which offers versatility; the rooms are easily big enough for a home office / spare bedroom or for children to share. The room at the front is particularly noteworthy as it spans the full width of the house.

OUTSIDE

The low maintenance, tiered rear garden is easterly facing providing a lovely outdoor space without the hassle of extensive upkeep.

SITUATION

Ideally located within walking distance of a good primary school, secondary school and all local amenities, this house offers the potential for a perfect family home.

The town of Tredegar, located within the heart of South East Wales, is steeped in history and is surrounded by natural beauty. It is well served by schools for all ages at both primary and secondary level. The nearby A465 'Heads of the Valley' link road provides easy access to the M4 (approx 30 mins) to reach Cardiff (approx. 23 miles), Swansea (approx. 40 miles) and beyond. The railway stations are located in the nearby towns of Rhymney and Ebbw Vale and provide direct routes to Cardiff in approx. one 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 | EE 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

uPVC and obscured double-glazed door into Internal Porch.

Internal porch (3' 5" x 3' 0") or (1.04m x 0.92m)

Laminated flooring, textured ceiling, white gloss door into Living/Dining Room.

Living/Dining Room (22' 8" Max x 14' 9" Max) or (6.92m Max x 4.49m Max)

Laminated flooring, textured ceiling, two radiators, fireplace with electric fire, open stairs to first floor, white gloss door to Kitchen, uPVC and double-glazed window to front.

Kitchen (13' 8" Max x 11' 4") or (4.16m Max x 3.46m)

Tiled flooring, textured ceiling, white gloss base and eye level units, tiled splashbacks, stainless steel sink and drainer, space for cooker, space for washing machine, space for dishwasher, space for American fridge/freezer, radiator, tall cupboard, entrance to Rear Lobby.

Rear Hall/Lobby (4' 10" x 3' 8") or (1.48m x 1.11m)

Tiled flooring, textured ceiling, white gloss door to Bathroom, uPVC and obscured double-glazed door to rear.

Bathroom (5' 10" x 4' 8") or (1.78m x 1.43m)

Tiled flooring, tiled walls, smooth ceiling with spotlights, corner shower unit with 'Triton' electric shower, extractor fan, pedestal wash hand basin, W/C, uPVC and obscured double-glazed window to rear.

L-shaped Landing (4' 11" Max x 11' 9") or (1.51m Max x 3.57m)

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

Bedroom 1 (14' 1" x 10' 11") or (4.29m x 3.32m)

Laminated flooring, textured ceiling, radiator, two uPVC and double-glazed windows to front.

Bedroom 2 (11' 9" x 8' 9") or (3.57m x 2.66m)

Laminated flooring, smooth ceiling, radiator, wall-mounted 'Baxi' combi-boiler, radiator, uPVC and double-glazed window to rear.

Rear Garden

Rear courtyard area with steps up to tiered garden comprising of patio and artificial lawn areas, all within boundary walls and fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

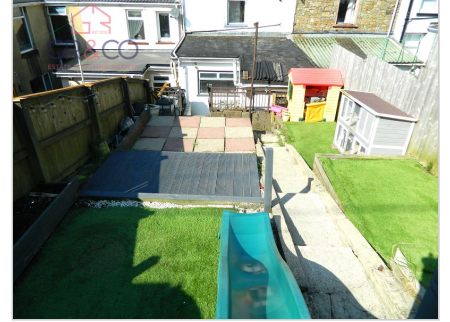
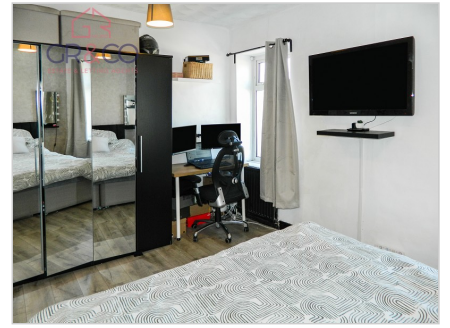
Tenure

We are informed that the tenure is Freehold

Council Tax

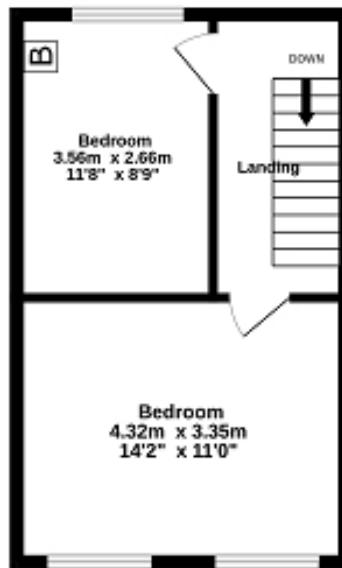
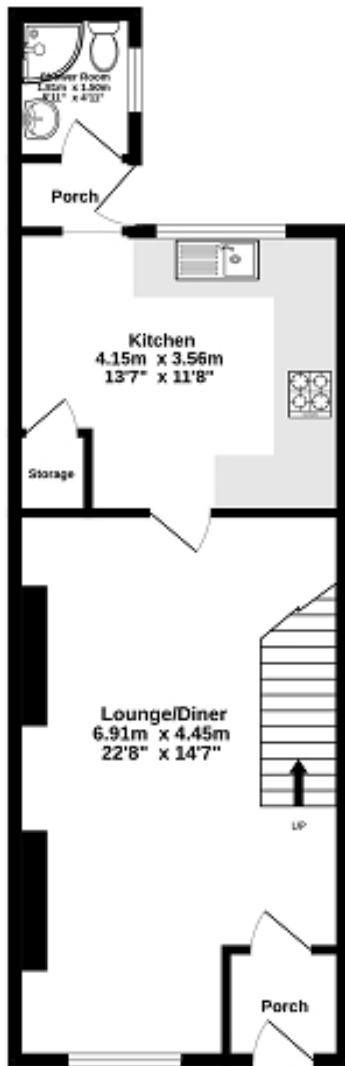
Band A





Ground Floor
46.4 sq.m. (500 sq.ft.) approx.

1st Floor
28.7 sq.m. (308 sq.ft.) approx.



TOTAL FLOOR AREA: 75.1 sq.m. (808 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.