



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Jubilee Road  
New Tredegar

£117,500



- Stone Fronted Three Storey Terraced Home
- Modern Gloss Kitchen / Diner With Island
- Generously Sized Lounge With Feature Fireplace
- South-West Facing Tiered Garden With Stunning Views
- Solid Oak Staircase, Floors And Doors
- Three Well Appointed Bedrooms
- Four Piece Family Bathroom Suite
- Close To Transport Links Direct To Cardiff
- Walking Distance To Schools & Amenities
- EPC: D | Council Tax: A | Tenure: Freehold

Ref: PRA11012

Viewing Instructions: Strictly By Appointment Only



## General Description

This spacious three bedroom terrace home has been smartly arranged across three floors, offering over 1010 square feet of living accommodation, a sunny rear garden and located within walking distance of amenities, schools and direct transport links to Cardiff.

Upon entering this three-storey home you are greeted with a porch leading to a large and bright dual-aspect lounge with feature fireplace and oak flooring underfoot. Head downstairs to the generously sized kitchen/diner where a white suite of cabinets serves as a backdrop to the fantastic central island with complimentary black worktop. With direct access to the south-west facing terrace, this is a wonderful space for family gatherings and entertaining. Completing the basement level is a four piece family bathroom suite comprising of bath tub, WC, wash hand basin and corner shower enclosure. Back upstairs and the beautiful oak staircase from the lounge leads to the first floor, where you'll find three well appointed bedrooms, two of which are good sized double rooms.

### OUTSIDE

To the rear is a tiered low-maintenance garden with a sunny terrace offering picturesque views of the hills and valley. Steps lead down to a level graveled area housing a useful storage shed, and to a gate providing access to the rear lane, all within boundary walls and fencing.

### 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 | 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 | 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

uPVC and double glazed door into Internal Porch.

### Internal porch

Laminated flooring, smooth ceiling, door to Lounge.

### Lounge (21' 3" x 16' 0") or (6.48m x 4.88m)

Oak flooring, smooth ceiling with decorative rose and cornice, electric coal effect fire within marble hearth and wooden surround, uPVC and double glazed window to front, uPVC and double glazed window to rear, oak staircase to first floor, stairs to basement.

### Kitchen / Breakfast / Family Room (19' 5" Max x 12' 0" Max) or (5.92m Max x 3.66m Max)

Part tiled, part wooden flooring, smooth ceiling, radiator, range of base and wall units, integrated dishwasher, space for washing machine, space for tumble dryer, space for range cooker with extractor fan over, door to Bathroom, uPVC and double glazed door to rear.

### Basement Bathroom (8' 10" x 7' 10") or (2.70m x 2.38m)

Tiled flooring, smooth ceiling, tiled walls, panel enclosed bath, corner shower unit with mains shower over, radiator, extractor fan, uPVC and obscured double glazed window to rear.



## Landing

Laminated flooring, textured ceiling, doors to Bedrooms, uPVC and double glazed window to rear, loft access.

## Bedroom 1 (10' 2" x 9' 2") or (3.11m x 2.80m)

Laminated flooring, smooth ceiling, radiator, uPVC and double glazed window to rear.

## Bedroom 2 (11' 3" x 8' 2") or (3.44m x 2.50m)

Laminated flooring, smooth ceiling, radiator, uPVC and double glazed window to front.

## Bedroom 3 (8' 4" x 7' 3") or (2.53m x 2.21m)

Laminated flooring, textured ceiling, radiator, uPVC and double glazed window to rear.

## Rear Garden

Terrace seating area laid with astroturf and steps leading down to low maintenance graveled yard and gated access.

## Services

Mains electricity, mains water, mains gas, mains drainage

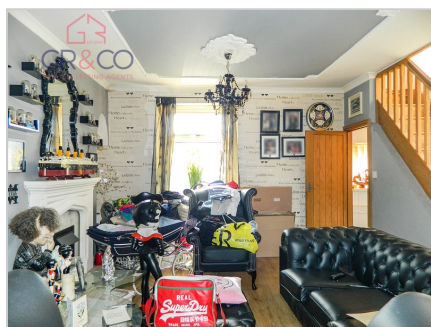
EPC Rating:65

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band A







  
ESTATE & LETTING AGENTS

  
EST. 2010

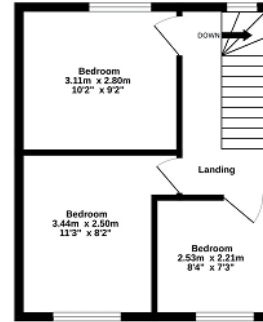
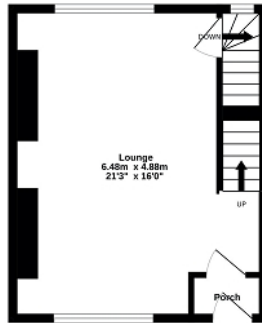
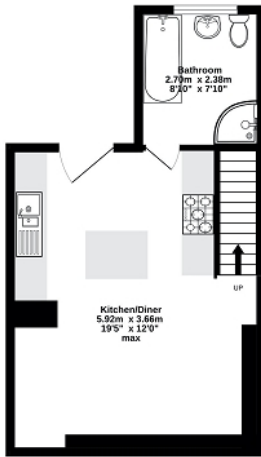
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Ground Floor  
33.2 sq.m. (357 sq.ft.) approx.

1st Floor  
27.7 sq.m. (298 sq.ft.) approx.

2nd Floor  
29.3 sq.m. (316 sq.ft.) approx.



TOTAL FLOOR AREA: 90.1 sq.m. (970 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.