

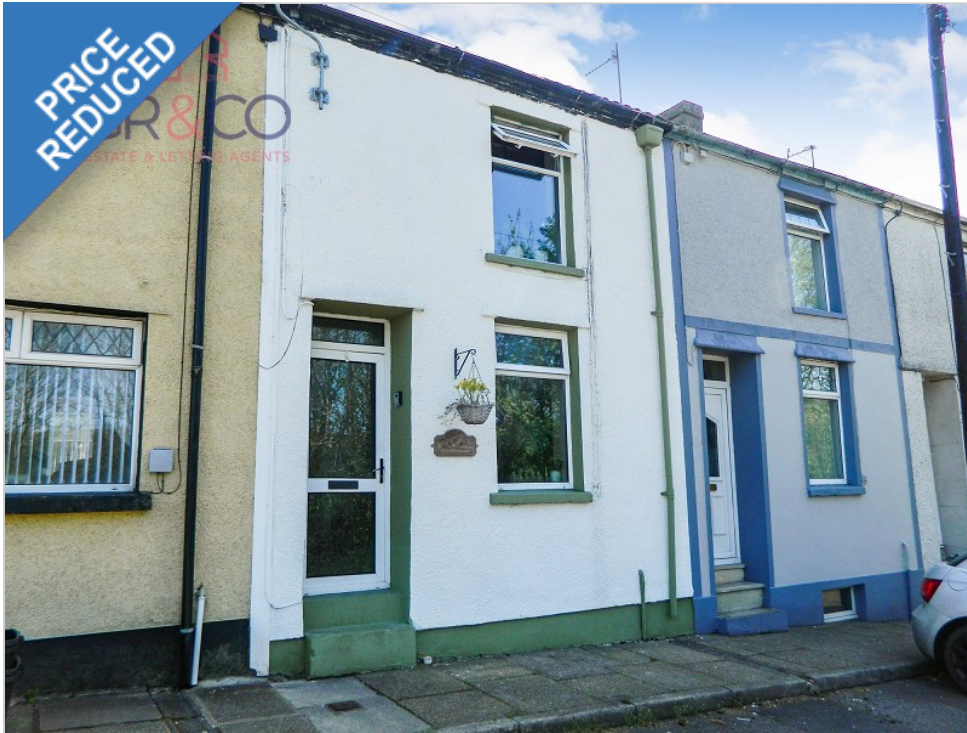


GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Edward Terrace Tredegar

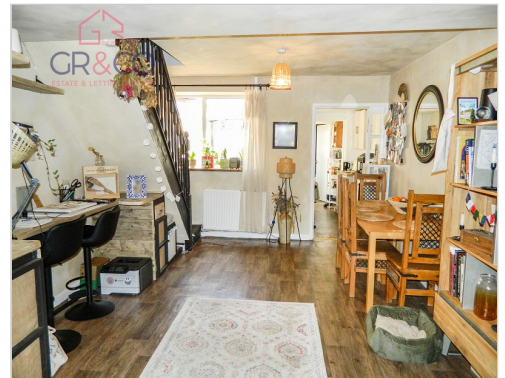
£117,500



- Beautifully Presented Mid Terraced Property
- No Onward Chain Complications
- East Facing Garden With Outdoor Kitchen
- Open Plan Lounge / Diner
- Modern Fitted Kitchen
- Ample Communal Parking Spaces
- Two Double Bedrooms | Ground Floor Bathroom
- Utility Room & Outdoor Storage
- Close To Local Shops & Schools
- EPC: D | Council Tax: A | Tenure: Freehold

Ref: PRA11020

Viewing Instructions: Strictly By Appointment Only



General Description

Offered chain free, this charming 2-bedroom cottage type mid-terraced house presents the perfect opportunity for those seeking comfort and style. It further benefits ample communal parking and a delightful east facing garden.

Step inside to discover the welcoming dual aspect lounge/diner that offers a great space for relaxation or entertaining guests. With bespoke cabinetry and mottled effect walls, there is an immediate sense of artistic flair that continues throughout this home. The galley kitchen features shaker style cabinets with complimentary worktops. A convenient downstairs bathroom to the rear of the house comprises a three piece suite with a rainfall shower over the tub, a stylish wash hand basin and beautiful emerald green metro tiles. Upstairs, you'll find two double bedrooms, providing a peaceful haven at the end of a long day.

Outside, there is a wonderful decked seating area, an ideal spot for enjoying a morning coffee. Through the feature archway, the east facing garden comes complete with an outdoor kitchen, perfect for hosting summer barbeques with family and friends. There is also a useful outdoor utility room and storage shed. Nestled on a no through road, to the front of the property, there is plenty of unrestricted communal and on street parking.

With no chain, moving into this property couldn't be easier. Situated close to local shops, schools and countryside walks, convenience is at your fingertips, making this an ideal choice for those seeking a well-connected yet peaceful abode. Don't miss the chance to make this inviting property your own!

SITUATION

Located in Georgetown at the Southern edge of the historic town of Tredegar. Within the town there is a high street which provides an array of local shops, restaurants, public houses, a post office and a Lidl supermarket. It is steeped in natural history and surrounded by natural beauty.

Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales and 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 nearest train stations are a short drive to nearby Ebbw Vale and Rhymney. The towns of Merthyr Tydfil and Abergavenny are a short drive away offering further places to discover and enjoy.

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 & Three - 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.

Accommodation

Entrance

uPVC and obscured double glazed door into Internal Porch.

Internal porch

Linoleum flooring, smooth ceiling, white gloss door to Lounge/Diner.

Lounge / Diner (23' 10" Max x 11' 9" Max) or (7.26m Max x 3.58m Max)

Linoleum flooring, smooth ceiling, bespoke built-in work station, two radiators, stairs to first floor, entrance to Kitchen, uPVC and double glazed window to front, uPVC and double glazed window to rear.

Kitchen (8' 7" x 6' 6") or (2.61m x 1.99m)

Linoleum flooring, smooth ceiling with spotlights, range of base and wall units, stainless steel sink and drainer, space for cooker, space for fridge, radiator, entrance to Rear Lobby, uPVC and double-glazed window to side.

Rear Lobby

Linoleum flooring, smooth ceiling, white gloss door to Bathroom, uPVC and obscured double-glazed door to side.

Bathroom (7' 4" x 5' 4") or (2.23m x 1.62m)

Linoleum flooring, part tiled walls, smooth ceiling, panel-enclosed bath with mains shower over, wash hand basin, W.C., black vertical radiator, uPVC and obscured double-glazed window to side.

Landing

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

Bedroom 1 (11' 9" x 11' 0") or (3.58m x 3.36m)

Linoleum flooring, smooth ceiling, wood panelled wall, radiator, uPVC and double-glazed window to front.

Bedroom 2 (12' 6" x 9' 3") or (3.80m x 2.82m)

Smooth ceiling, radiator, door to cupboard housing wall mounted 'Baxi' combi-boiler, uPVC and double glazed window to rear.

Utility Room (6' 4" x 6' 3") or (1.94m x 1.90m)

Linoleum flooring, smooth ceiling, space for washing machine, space for fridge-freezer.

Outside Store Room

General storage area.

Rear Garden

Patio courtyard area with raised decked seating area, door to Utility Room, door to Storage Shed, steps up to further seating area with bespoke wooden kitchen/BBQ area.

Services

Mains electricity, mains water, mains gas, mains drainage

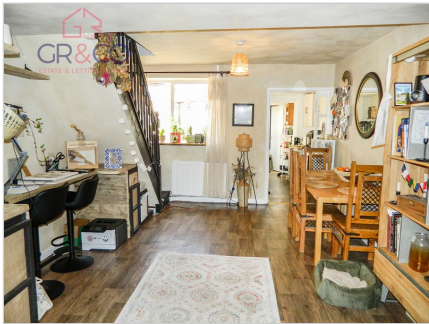
EPC Rating:62

Tenure

We are informed that the tenure is Freehold

Council Tax

Band A








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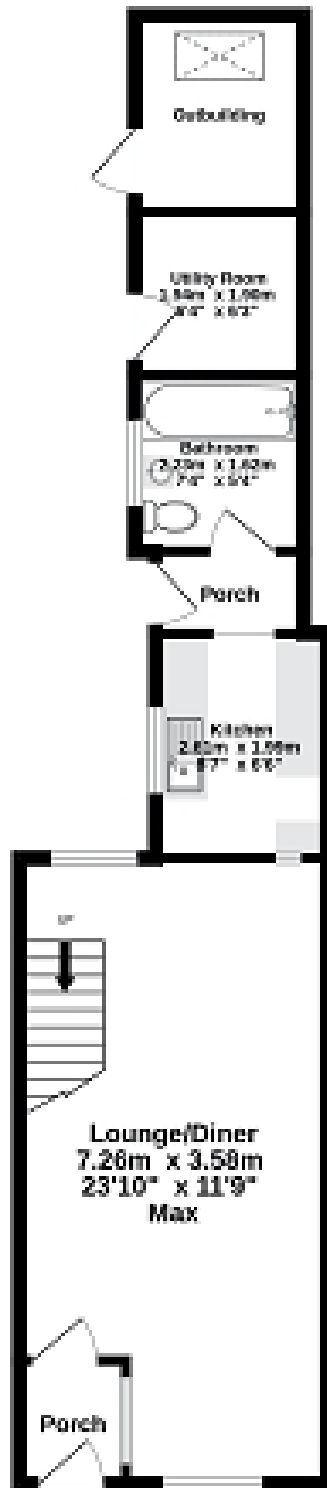

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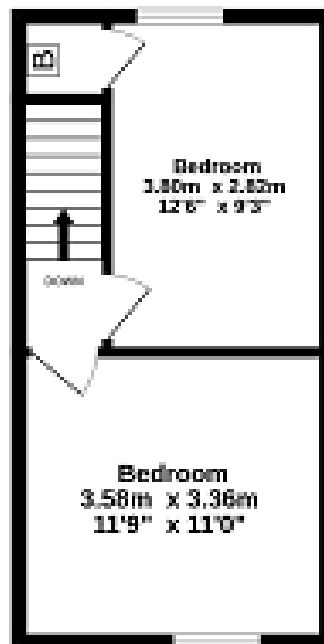
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Ground Floor
48.0 sq.m. (514 sq.ft.) approx.



1st Floor
26.0 sq.m. (279 sq.ft.) approx.



TOTAL FLOOR AREA: 76.9 sq.m. (833 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.
Made with Metapix 02025



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.