



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

West Hill Tredegar

£125,000



- Spacious Three Bedroom Terraced Home
- West Facing Rear Garden With Rear Access
- Quiet Residential Location
- No Forward Chain
- Dual Aspect Lounge & Dining Room
- Modern Gloss Fitted Kitchen
- Three Generously Sized Bedrooms
- Ground Floor Bathroom Plus First Floor W/C
- Close To Town & Countryside Walks
- EPC: D | Tenure: Freehold | Council Tax: B

Ref: PRA11027

Viewing Instructions: Strictly By Appointment Only



General Description

Offered chain free, this wonderful terraced property is nestled in a great spot; a short walk to town yet with countryside walks on your doorstep. Further highlights include a west facing garden, spacious double reception room, modern kitchen, first floor WC plus ground floor bathroom, and three generously sized bedrooms.

Upon entering this property, you are immediately welcomed by a spacious open-plan living and dining room. The room offers a wealth of possibilities for both casual relaxing and a place to host meals with family and friends. Dual-aspect windows - a large window at the front and french doors at the rear invite an abundance of natural light from both ends. The fitted kitchen, set with white base and wall-mounted cabinets, is complemented by dark countertops and a white tiled splashback. The adjacent W.C. is a useful space which offers potential to create a utility room and provides access to the rear garden.

Upstairs, there are three bedrooms, two of which are well appointed doubles with built in storage. The shower room offers a simple yet well-appointed suite, featuring a double shower enclosure.

OUTSIDE

To the rear of the property is the enclosed west-facing garden which features a large paved patio area with gated access to the rear lane and fields. To the front of the property is a paved courtyard space within the boundary wall which offers privacy from the road.

SITUATION

Ideally situated in a quiet residential area with ample green space to the rear yet within walking distance of the town centre and Bedwellty Park. Nearby, there are local primary and secondary schools and a range of local amenities, including convenience stores and a Lidl supermarket.

Tredegar is located on the River Sirhowy in the Upper Sirhowy Valley in the heart of South East Wales. It is steeped in history and is surrounded by natural beauty. Situated just off the A465 'Heads of Valley' link road providing easy access to Cardiff (approx. 23 miles), Swansea (approx. 40 miles) and beyond. The railway stations are located in the nearby towns of Ebbw Vale and Rhymney and provide direct routes to Cardiff within an hour.

ADDITIONAL INFORMATION

EPC Rating | D

Council Tax Band | B (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 | Three, O2 & Vodafone - 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 Entrance Hall.

Entrance Hall

Carpet as laid, papered ceiling, radiator, carpeted stairs to first floor, white gloss door to Lounge/Diner.

Lounge Area (11' 2" x 11' 0") or (3.41m x 3.35m)

Carpet as laid, papered ceiling, two radiators, gas fire, useful under stairs storage cupboard, uPVC and double glazed window to front, uPVC and double glazed window to rear, white gloss door to Kitchen.

Dining Room (15' 1" x 12' 0") or (4.59m x 3.67m)

Kitchen (11' 9" x 8' 0") or (3.58m x 2.44m)

Tiled flooring, tiled ceiling, range of grey gloss base and wall units, tiled splashbacks, ceramic sink and drainer, integrated halogen hob, electric oven with extractor fan over, radiator, integrated dishwasher, space for washing machine, white gloss door to Rear Lobby.

Rear Hall/Lobby

Tiled flooring, smooth ceiling, white gloss door to Bathroom, uPVC and obscured window to rear.

Bathroom (7' 10" Max x 6' 7" Max) or (2.39m Max x 2.01m Max)

L-shaped -Tiled flooring, tiled walls, smooth ceiling, corner bath with 'Triton' electric shower over, pedestal wash hand basin, W.C., extractor fan, radiator, uPVC and obscured window to rear.

Landing

Carpet as laid, papered ceiling, white gloss doors to Bedrooms, white gloss door to W.C., loft access.

Bedroom 1 (14' 4" x 11' 5") or (4.37m x 3.47m)

Carpet as laid, papered ceiling, radiator, two uPVC and double glazed windows to front.

Bedroom 2 (12' 4" x 9' 1") or (3.75m x 2.77m)

Carpet as laid, smooth ceiling, built in wardrobe, uPVC and double glazed window to rear.

Bedroom 3 (8' 3" x 8' 2") or (2.51m x 2.49m)

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

WC

Carpet as laid, smooth ceiling, pedestal wash hand basin, W.C.

Front of property

Paved forecourt area within boundary walls and wrought iron fencing/gate.

Rear Garden

Courtyard area with steps leading to large enclosed patio space. Pedestrian access to rear lane.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:56

Tenure

We are informed that the tenure is Freehold

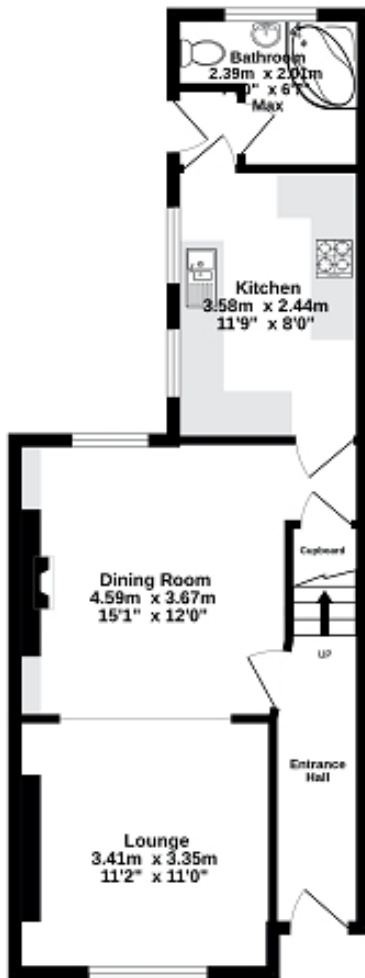
Council Tax

Band B

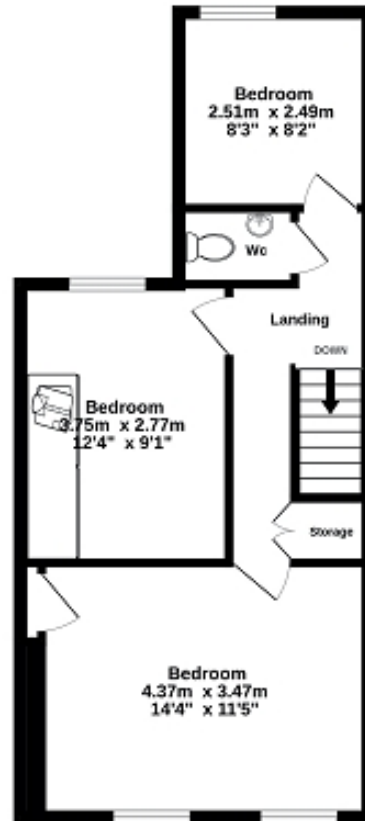




Ground Floor
64.5 sq m. (479 sq ft.) approx.



1st Floor
40.7 sq m. (438 sq ft.) approx.



TOTAL FLOOR AREA: 65.2 sq.m. (917 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.