



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Ystrad Deri Tredegar

£115,000



- Two Storey Terraced Home
- Adapted For Accessibility With Internal Lift
- No Forward Chain
- Kitchen / Diner With French Doors
- South West Facing Garden
- Three Well Proportioned Bedrooms
- First Floor Shower Room
- Ground Floor WC
- Popular Residential Location
- EPC: C | Tenure: Freehold | Council Tax: A

Ref: PRA11024

Viewing Instructions: Strictly By Appointment Only

General Description

A rare opportunity to acquire a versatile three-bedroom house with a lift in a popular cul-de-sac location. The property further boasts open plan living, a south facing garden and being offered chain free.

This spacious and practical family home is designed to offer flexible living across two floors. Accessibility has been considered with an internal lift to the first floor, ensuring convenience for anyone with mobility issues. The main open-plan layout seamlessly connects the kitchen / diner to the lounge area. On the first floor, there are three bedrooms, two of which are comfortable double rooms and the third a spacious single, sharing the shower room from the hallway and a communal airing cupboard.

OUTSIDE

Stepping outside, there is a sunny south facing garden which can be easily managed and offers plenty of space to relax in the sunshine and entertaining guests.

SITUATION

Nestled in the popular residential area of Dukestown with elevated views just over a mile from the town centre. There are countryside walks nearby alongside local convenience stores for your everyday essential items. The town of Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales. Steeped in natural history and surrounded by natural beauty, it offers great outdoor spaces to discover and enjoy. The popular Bedwellty Park and Bryn Bach Park are a short distance away and the famous Brecon Beacons (Bannau Brycheiniog) and all the beauty this has to offer is within half hour drive. It is well served by schools for all ages at both primary and secondary level.

For commuters, Tredegar 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 nearby train stations in Ebbw Vale and Rhymney offer regular direct routes to the city of Cardiff within the hour.

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 | 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 | 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 double patio doors into Kitchen/Diner.

Kitchen / Diner (17' 5" x 10' 2" Max) or (5.30m x 3.11m Max)

Laminated flooring, textured ceiling, range of base and wall units with tiled splashbacks, stainless steel sink and drainer, integrated halogen hob, electric oven with extractor fan over, space for fridge, space for freezer, radiator, electric lift (to first floor Bedroom), entrance to Lounge.

Lounge (14' 1" x 11' 3") or (4.29m x 3.44m)

Laminated flooring, textured ceiling, radiator, marble fire place, uPVC and double glazed window to front, white gloss door to hallway.

Hallway

Laminated flooring, textured ceiling, radiator, white gloss door to downstairs WC, uPVC and double glazed door to rear, carpeted stairs to first floor.

WC

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

Landing

Carpet as laid, textured ceiling, white gloss sliding door to Bathroom, white gloss doors to Bedrooms, white gloss door to cupboard housing a Worcester condensing combi-boiler.

Bedroom 1 (14' 6" x 11' 1" Max) or (4.41m x 3.38m Max)

Carpet as laid, smooth ceiling, radiator, electric lift base, uPVC and double glazed window of front.

Bedroom 2 (11' 6" x 10' 7" Max) or (3.51m x 3.23m Max)

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

Bedroom 3 (8' 5" x 8' 2") or (2.56m x 2.48m)

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

Shower Room (9' 11" x 5' 7") or (3.02m x 1.69m)

Wet room style non-slip flooring, tiled walls, textured ceiling, walk-in double shower with 'Triton' electric shower, pedestal wash hand basin, W.C., extractor fan, uPVC and double glazed window to rear.

Front of property

Steps leading up to entrance and a lawned garden within boundary walls.

Rear Garden

Low maintenance courtyard comprising of patio seating areas across two levels with gate to rear pathway, all within boundary walls and fencing. Block built storage shed.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:70

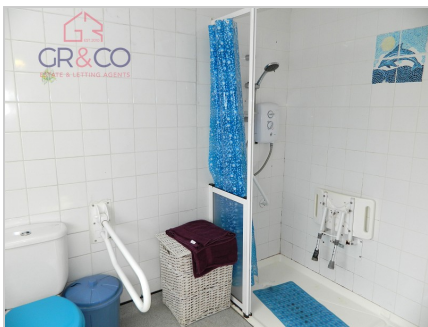
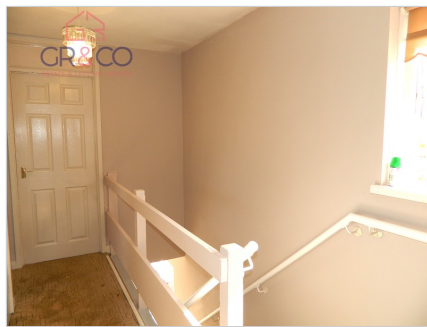
Tenure

We are informed that the tenure is Freehold

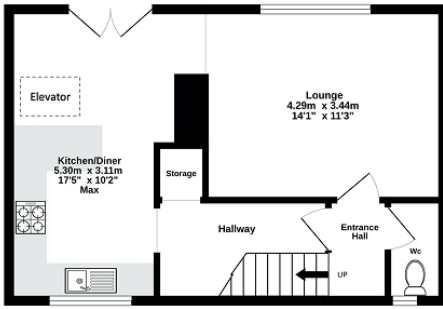
Council Tax

Band A

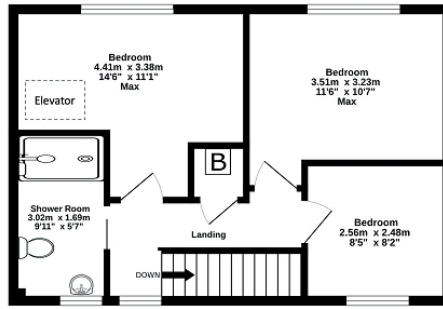




Ground Floor
40.6 sq.m. (437 sq.ft.) approx.



1st Floor
41.2 sq.m. (443 sq.ft.) approx.



TOTAL FLOOR AREA: 81.7 sq.m. (880 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 Metropix ©2025



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.