



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## Maesglas Tredegar

£360,000



- Impressive Detached Family Home
- Light Filled Lounge / Diner
- Beautiful Kitchen / Breakfast Room
- Landscaped Rear Garden With Views
- Three Double Bedrooms (Master Ensuite)
- Garage And Driveway
- Utility Room And Ground Floor WC
- Sought After Cul-De-Sac Location
- Short Walk To Town, Amenities & Schools
- EPC: D | Council Tax: D | Tenure: Freehold

Ref: PRA11016

Viewing Instructions: Strictly By Appointment Only

## General Description

A pristine and endlessly spacious detached family home with beautiful rear garden, plus driveway and garage. Nestled in a quiet cul-de-sac location overlooking open green spaces, all within moments of the town, schools and local amenities.

You'll be stretching out in over 1520 square feet of living space, with generous, light-filled proportions throughout. Step into the grand entrance hall via the porch with the staircase rising to the left, entrance to the kitchen/breakfast room and the spacious reception straight ahead. Artfully segmented with a feature bay window dining area and dual aspect lounge, the L-shaped reception boasts square parquet effect flooring and gorgeous leafy green views. French doors open directly up to your garden, where a wide patio - perfect for dining al fresco - leads to the luscious lawn. Surrounded by thriving greenery and overlooking a vast green space, this is a wonderfully secluded solace. Back inside, there is a superb kitchen fitted with a modern cabinetry and a range of integrated appliances. It is naturally bright and home to a handy breakfast bar. The rear hall provides access to the separate utility room, together with a handy spare WC and garage, which completes the ground floor.

Upstairs, the three bedrooms are all generous doubles, ranging from 117 to 166 square feet, with plenty of integrated storage. The master bedroom boasts a contemporary shower room. Finally, there is a modern four piece family bathroom with freestanding bath.

Outside you have an envy-inducing garden at the rear. The lawn is lush and sprawling with mature foliage and there are ample seating areas for socialising and enjoying the outdoors. The front of the property boasts a driveway and forecourt laid with brick paving.

### SITUATION

Maesglas is a quiet, sought after cul-de-sac situated moments from the town, schools and amenities. 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 | D

Council Tax Band | D (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 and Vodaphone - Likely indoor coverage - EE, Three, O2 and Vodaphone - 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

Double uPVC and glazed doors into Internal Porch.

### Internal porch

Porcelain flooring, part porcelain tiled walls, smooth ceiling, hard wood and glazed doors into Entrance Hallway.

### Entrance Hall

Part tiled flooring, papered ceiling, hardwood and glazed doors into Lounge/Diner, hardwood door into Kitchen/Breakfast Room, white gloss doors into double under stairs storage cupboard, carpeted stairs to first floor.

### Lounge / Diner (22' 6" Max x 14' 10" Max) or (6.85m Max x 4.53m Max)

Laminated flooring, papered ceiling, electric coal effect fire with porcelain hearth and surround, two radiators, uPVC and double-glazed bay window to rear, uPVC and double glazed patio doors to rear, uPVC and double glazed window to front.

## Kitchen/Breakfast Room (20' 0" x 12' 1" Max) or (6.09m x 3.69m Max)

Porcelain tiled flooring, smooth ceiling with spotlights, range of base and eye level units with granite worktops over, stainless steel sink and drainer, integrated halogen hob with extractor fan over, integrated oven, integrated grill, integrated microwave, integrated dishwasher, radiator, uPVC and double glazed window to rear, uPVC and double glazed window to front, white gloss door to Rear Hall.

## Rear Hall

Porcelain tiled flooring, ceiling with spotlights, white gloss door to Utility Room, white gloss door to Garage.

## Utility Room (9' 9" x 4' 0") or (2.97m x 1.22m)

Porcelain tiled flooring, range of base and eye level units with stainless steel sink and drainer, space for washing machine, space for tumble dryer, radiator.

## WC

Porcelain tiled flooring, smooth ceiling, wash hand basin, W/C, radiator, uPVC and obscured double glazed window to rear.

## Landing

Carpet as laid, papered ceiling, white gloss doors to Bedrooms, white gloss door to Bathroom.

## Bedroom 1 (14' 10" Max x 11' 8") or (4.53m Max x 3.56m)

Laminated flooring, papered ceiling, fitted wardrobes and over bed storage units, radiator, white gloss door to Ensuite, uPVC and double glazed window to front, uPVC and double glazed window to rear.

## En Suite

Tiled flooring, tiled walls, smooth ceiling with spotlights, corner shower unit with 'Mira' electric shower over, wash hand basin with vanity unit underneath, chrome vertical radiator, uPVC and double glazed window to side.

## Bedroom 2 (11' 0" x 10' 7") or (3.36m x 3.23m)

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

## Bedroom 3 (10' 2" x 10' 0") or (3.10m x 3.04m)

Carpet as laid, smooth ceiling with spotlights, loft access, full width built-in wardrobe, radiator, uPVC and double glazed window to rear.

## Bathroom (9' 3" x 8' 10") or (2.83m x 2.69m)

Tiled flooring, tiled walls, smooth ceiling with spotlights, freestanding bath, double walk-in shower enclosure with mains shower over, wash hand basin with vanity unit beneath, chrome vertical radiator, uPVC and obscured double glazed window to front.

## Garage (19' 5" x 8' 8") or (5.93m x 2.64m)

Block built, concrete flooring, up and over door.

## Front of property

Block paved driveway and forecourt with gated entrance, all within boundary walls and hedges.

## Rear Garden

Large paved patio leading to lawn and graveled areas with further paved seating area and established shrubs and hedges.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:61

## Tenure

We are informed that the tenure is Freehold

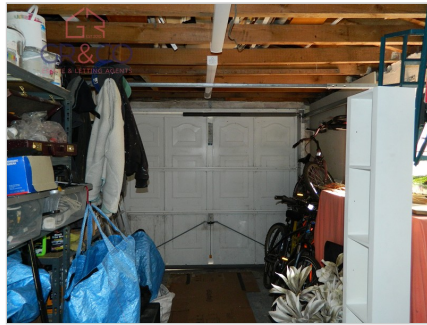


Council Tax

Band D





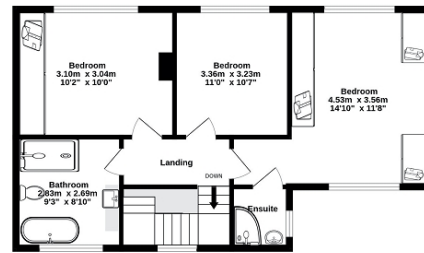






Ground Floor  
82.9 sq.m. (892 sq.ft.) approx.

1st Floor  
58.4 sq.m. (628 sq.ft.) approx.



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TOTAL FLOOR AREA: 141.2 sq.m. (1520 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.*