



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Market Street
Tredegar

Guide Price £175,000 to £180,000



- Period Four Bedroom Town House
- Deceptively Spacious Living Accommodation
- Three Reception Rooms
- Four Well Appointed Bedrooms
- Large Kitchen / Breakfast Room
- ***GUIDE PRICE £175,000 to £180,000***
- Basement Cellar With Potential
- Upstairs Bathroom & Downstairs Shower Room
- No Forward Chain | Central Location
- EPC: C | Tenure: Freehold | Council Tax: C

Ref: PRA11029

Viewing Instructions: Strictly By Appointment Only



General Description

GUIDE PRICE £175,000 to £180,000 A characterful former public house which has been converted into a delightful home with generous living accommodation to include three reception rooms, four bedrooms, a cellar and a private south facing garden.

Historically a popular public house, Hen Tafern is a deceptively spacious period property with a family friendly layout. Built in the 1800s the exposed beams and large cellar are a nod to the history of the property and add a wealth of character.

As you step in from the street you are welcomed by a light hallway with an impressive high ceiling which leads to the lounge, kitchen and the inner hall. There is a generously sized lounge with feature fireplace to the front aspect. The kitchen is a superb size with plenty of fitted storage units and sliding patio doors leading out to the sunny garden. The inner hall provides access through to the further two reception rooms, one with french doors to the rear, along with a ground floor shower room offering a versatile space for multi-generational living.

Stairs rise from the hall to the first floor, where there are four bedrooms and the family bathroom. There are three substantial double bedrooms plus a single, all served by a large family bathroom suite featuring a bath tub, separate corner shower, WC and basin.

OUTSIDE

The property features a private south facing garden offering ample outside space for entertaining. A decked seating area leads off both sets of patio doors with steps to a large level garden comprising of lawn and gravel, housing an octagonal garden room. At the end of the lawn are two stables (currently used as storage) and a chicken coup with trees along the rear boundary making the garden wonderfully secluded.

LOCATION

Situated on a one way street, a stones throw away from the town centre, the property is ideally located close to a wide selection of shops and amenities. 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 | C (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

Parking | There is on street parking to the front of the property.

Services | We understand that the property is connected to mains gas, electricity, water and drainage.

Broadband | Standard and Superfast broadband is available. Please make your own enquiries via OFCOM.

Mobile | EE, Three and O2 - 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

uPVC and obscured double glazed door into Entrance Hall.

Entrance Hall

Linoleum flooring, smooth ceiling, carpeted stairs to first floor, white gloss door to Lounge, white gloss door to Kitchen/Breakfast Room, entrance to Inner Hallway.

Lounge (14' 10" x 14' 2") or (4.53m x 4.33m)

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

Kitchen/Breakfast Room (21' 9" x 9' 11") or (6.62m x 3.03m)

Linoleum flooring, smooth ceiling with exposed beams, range of base and wall units with tiled splashbacks, stainless steel sink and drainer, space for cooker, space for washing machine, space for fridge-freezer, wall mounted 'Baxi' combi-boiler, door to useful storage cupboard, two radiators, uPVC and double glazed window to rear, uPVC and double glazed sliding patio doors to rear.

Inner Hallway

Carpet as laid, smooth ceiling, white gloss door to Reception Room One, white gloss door to Downstairs Shower Room, white gloss door to Reception Room Two.

Downstairs Shower Room (8' 2" x 4' 3") or (2.50m x 1.30m)

Tiled flooring, smooth ceiling, corner shower unit with mains shower, pedestal wash hand basin, W.C. extractor fan, chrome vertical radiator.

Reception Room 1 (8' 5" Max x 7' 9" Max) or (2.56m Max x 2.35m Max)

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

Reception Room 2 (13' 5" Max x 7' 8" Max) or (4.08m Max x 2.33m Max)

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

Landing

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

Bedroom 1 (14' 11" x 14' 7") or (4.54m x 4.44m)

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

Bedroom 2 (14' 6" x 13' 4") or (4.42m x 4.07m)

Carpet as laid, textured ceiling, door to useful storage cupboard, radiator, uPVC and double glazed window to front.

Bedroom 3 (13' 11" Max x 12' 3") or (4.23m Max x 3.74m)

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

Bedroom 4 (8' 3" x 6' 10") or (2.51m x 2.09m)

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

Bathroom (10' 2" x 10' 1") or (3.10m x 3.07m)

Laminate flooring, papered ceiling, part tiled walls, panel enclosed bath, corner shower unit with mains shower over, pedestal wash hand basin, WC, radiator, white gloss door to storage, uPVC and obscured double glazed window to rear.

Rear Garden

Decked seating area leading to low maintenance lawn and gravel garden housing a large octagonal wooden shed and two converted stables (currently used for storage). There are also steps leading down to the Cellar Basement Area.

Services

Mains electricity, mains water, mains gas, mains drainage

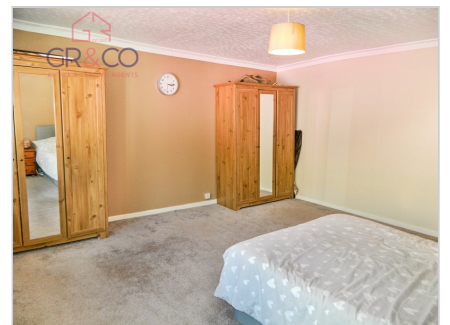
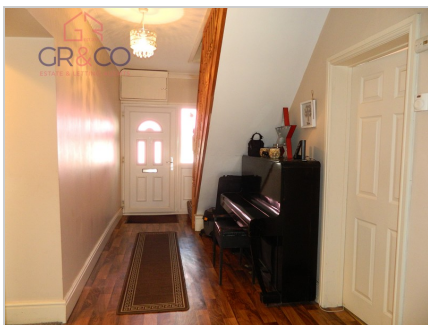
EPC Rating:74

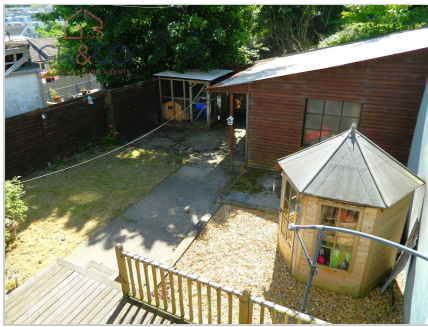
Tenure

We are informed that the tenure is Freehold

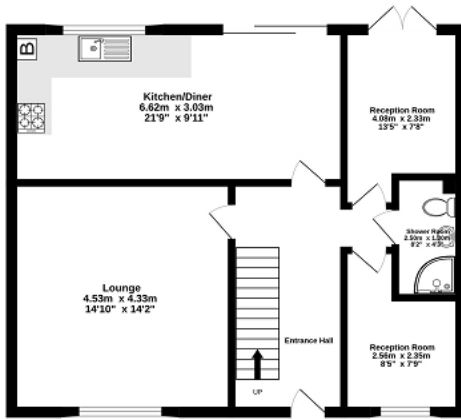
Council Tax

Band C

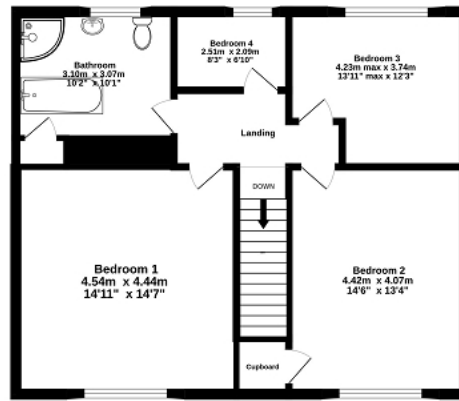




Ground Floor



1st Floor



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.