



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Scwrfa Road
Tredegar

£210,000



- Detached Bungalow
- Good Sized Plot In Sought After Location
- Driveway Parking
- Two Double Bedrooms
- East Facing Garden
- Light Filled Lounge/Diner
- Well Appointed Kitchen / Breakfast Room
- Spacious Bathroom
- Close To Local Amenities & Schools
- EPC: D | Council Tax: D | Tenure: Freehold

Ref: PRA11018

Viewing Instructions: Strictly By Appointment Only

General Description

This detached two double bedroom bungalow occupies a good sized plot in a quiet residential area and benefits from its own private driveway plus front and rear gardens.

Ideally situated to the north of the town with close proximity to transport links, this well-presented single-storey property offers generous living space and versatile accommodation – perfect for families or those seeking flexible ground-floor living. There is a light filled and spacious double reception room, ideal for relaxing or entertaining, and a well appointed fitted kitchen which seamlessly connects to the garden for a great indoor-outdoor flow. To the left of the property are two generously sized double bedrooms, both served by a large four piece bathroom suite.

OUTSIDE

Step outside, there is a east facing tiered rear garden featuring paved patio, lawn and useful storage. The front garden is also mainly laid to lawn with a private driveway providing off road parking.

SITUATION

Ideally situated in the Scwrfa area to the North of Tredegar with ease of access to the A465 link road providing routes to Cardiff, Abergavenny and beyond. Nearby, there are convenience stores and local amenities with a Lidl Supermarket in the town centre. Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales. It is steeped in history and bounds the Bannau Brycheiniog (Brecon Beacons) National Park to the North and offers beautiful countryside walks on your doorstep. The town is served by several schools for all ages and has a comprehensive range of leisure and shopping amenities. It further benefits from a bus station in the centre, and three train stations in the nearby towns of Ebbw Vale and Rhymney offering direct routes to Cardiff within an 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 | 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 Hallway.

L-shaped entrance hallway

Carpet as laid, textured ceiling, radiator, white gloss door to Lounge/Diner, white gloss door to Kitchen, white gloss doors to Bedrooms, white gloss door to Bathroom.

Lounge / Diner (26' 4" Max x 11' 11" Max) or (8.03m Max x 3.64m Max)

Laminated flooring, textured ceiling, two coal effect electric fires (one with flu in situ), three radiators, cupboard housing wall-mounted 'Worcester' combi-boiler (installed 2011), uPVC and double glazed window to front, uPVC and double glazed windows to side, uPVC and double glazed window to rear.

Kitchen (14' 5" x 8' 10") or (4.40m x 2.70m)

Tiled flooring, textured ceiling, range of base and wall units, tiled splashbacks, stainless steel sink and drainer, space for cooker, space for fridge-freezer, space for washing machine, space for tumble dryer, radiator, two uPVC and double glazed windows to rear, uPVC and obscured double glazed door to rear.

Bedroom 1 (11' 11" Max x 11' 0" Max) or (3.62m Max x 3.36m Max)

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

Bedroom 2 (13' 11" x 11' 0") or (4.25m x 3.36m)

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

Bathroom (10' 10" x 8' 11") or (3.31m x 2.73m)

Carpet as laid, textured ceiling, panel enclosed bath, walk in corner shower enclosure with 'Triton' electric shower, wash hand basin, W.C., radiator, uPVC and double glazed window.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:58

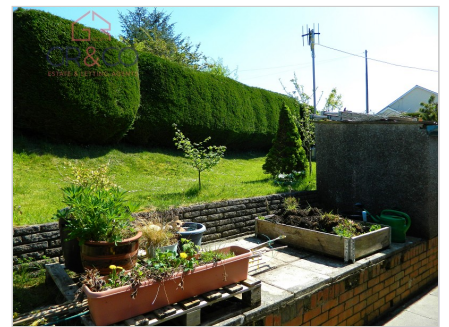
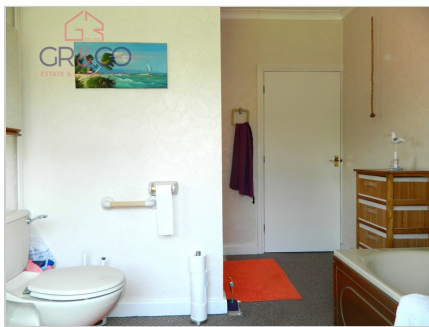
Tenure

We are informed that the tenure is Freehold

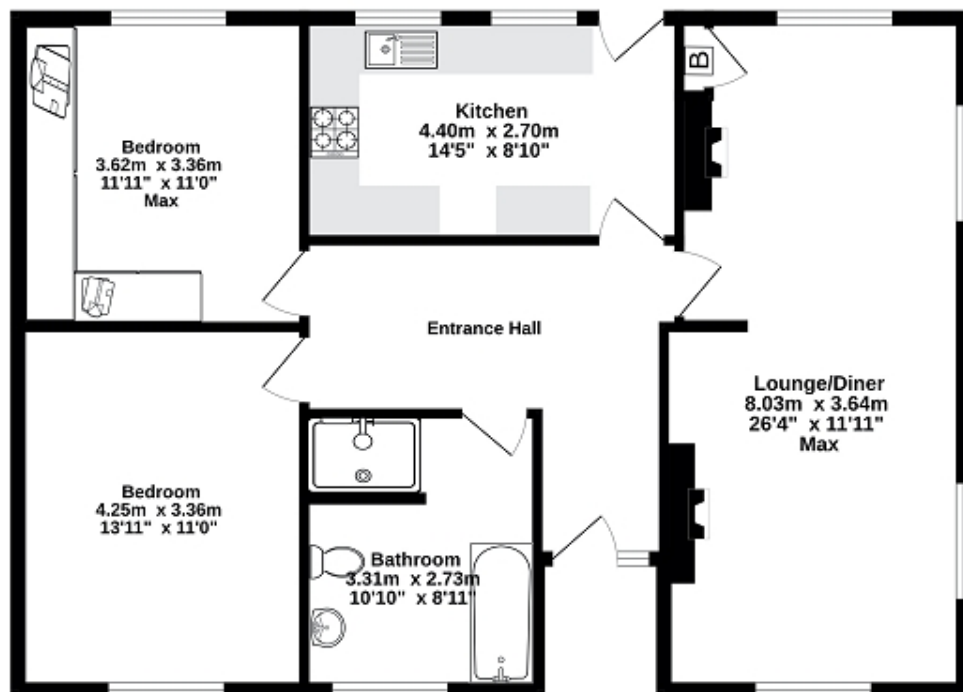
Council Tax

Band D





Ground Floor
83.5 sq.m. (899 sq.ft.) approx.



TOTAL FLOOR AREA: 83.5 sq.m. (899 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, stairs 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 is given 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.