

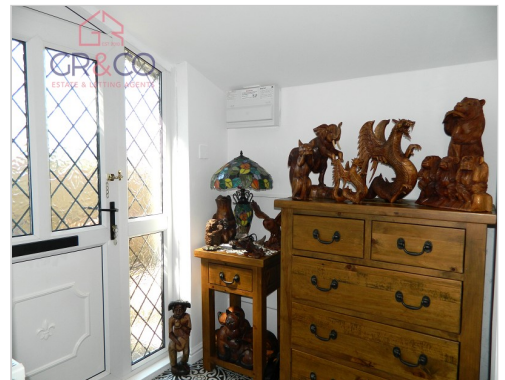


GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Ystrad Deri Tredegar

£185,000



- Immaculately Presented Two Double Bedroom Bungalow
- Stylish Fitted Kitchen / Breakfast Room
- Pristine Condition Throughout
- Modern Shower Room
- Stunning Gardens With Easy Access
- Conservatory Overlooking West Facing Garden
- Generous Lounge With Patio Doors To Garden
- Very Sought After Residential Location
- Unrestricted Communal Parking
- EPC: C | Tenure: Freehold | Council Tax: A

Ref: PRA11033

Viewing Instructions: Strictly By Appointment Only

General Description

Nestled in a popular residential area, this beautifully renovated two double bedroomed bungalow offers a pristine and modern home with ease of access and delightful front and rear gardens.

Meticulously maintained and thoughtfully modernised, this property is ready for immediate occupation. Upon entering, a spacious porch leads into a welcoming lounge with French doors that open onto the beautifully landscaped front garden, allowing natural light to flood the space. The exceptional kitchen/breakfast room is a true highlight, boasting a high-quality finish with ample wall and base units, expansive worktop space and space for freestanding appliances. A door leads from the kitchen into the light-filled conservatory, offering additional living space and direct garden access.

The accommodation includes two generously proportioned double bedrooms, both with built in storage, all served by a contemporary family shower room. This wonderful home benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency. We have been informed that new electrics and radiators were fitted approx. 3 years ago.

Outside

The property is approached via a neatly presented, low maintenance, front garden screened by mature shrubs. The beautiful rear garden is landscaped with tiers comprising of artificial lawn, gravel, paving, mature flora, and shrubs. Two outbuildings provide storage, both with electric supply. Ramped non-slip access leads from the rear gate through the garden to the conservatory.

Accommodation

Entrance

Two uPVC and double glazed doors into Porch.

Porch

Tiled flooring, smooth ceiling, radiator, white gloss door into Lounge.

Lounge (15' 8" x 11' 11") or (4.78m x 3.64m)

Laminated flooring, smooth ceiling, radiator, white gloss door to Hallway, two UPVC and double glazed patio doors to front.

Hallway

Laminated flooring, smooth ceiling, white gloss doors to Bedrooms, white gloss door to Shower Room, white gloss door to Kitchen, white gloss door to useful storage cupboard, white gloss door to airing cupboard housing 'Baxi' combi-boiler.

Bedroom 1 (13' 3" x 10' 10") or (4.04m x 3.30m)

Laminated flooring, smooth ceiling, radiator, white gloss doors to built in wardrobes, uPVC and double glazed window to front.

Bedroom 2 (12' 2" x 10' 0") or (3.72m x 3.04m)

Textured ceiling, radiator, white gloss doors to built in wardrobes, uPVC and double glazed window to rear.

Shower Room

Tiled flooring, textured ceiling, hygienically clad walls, walk-in double shower enclosure with 'Triton' electric shower, wash hand basin with vanity unit beneath, W.C., chrome vertical radiator, uPVC and obscured double glazed window to rear.

Kitchen (11' 4" x 8' 3") or (3.45m x 2.52m)

(Fitted October 2024) Tiled flooring, smooth ceiling, range of base and wall units with tiled splashbacks and stainless steel sink and drainer, integrated gas hob with extractor fan over, space for fridge-freezer, space for washing machine, radiator, uPVC and double glazed window and uPVC and double glazed door to Conservatory.

Conservatory (9' 0" x 7' 4") or (2.75m x 2.24m)

(Built in October 2024) - Tiled flooring, uPVC and double glazed windows all round, uPVC and double glazed patio doors to rear.

Storage Room

Two block built outbuildings with electric supply.

Rear Garden

Tiered, landscaped, low maintenance garden comprising artificial grass, gravel and paving. Ramped access with non-slip coating to rear gate. Large plastic shed.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:73

Tenure

We are informed that the tenure is Freehold

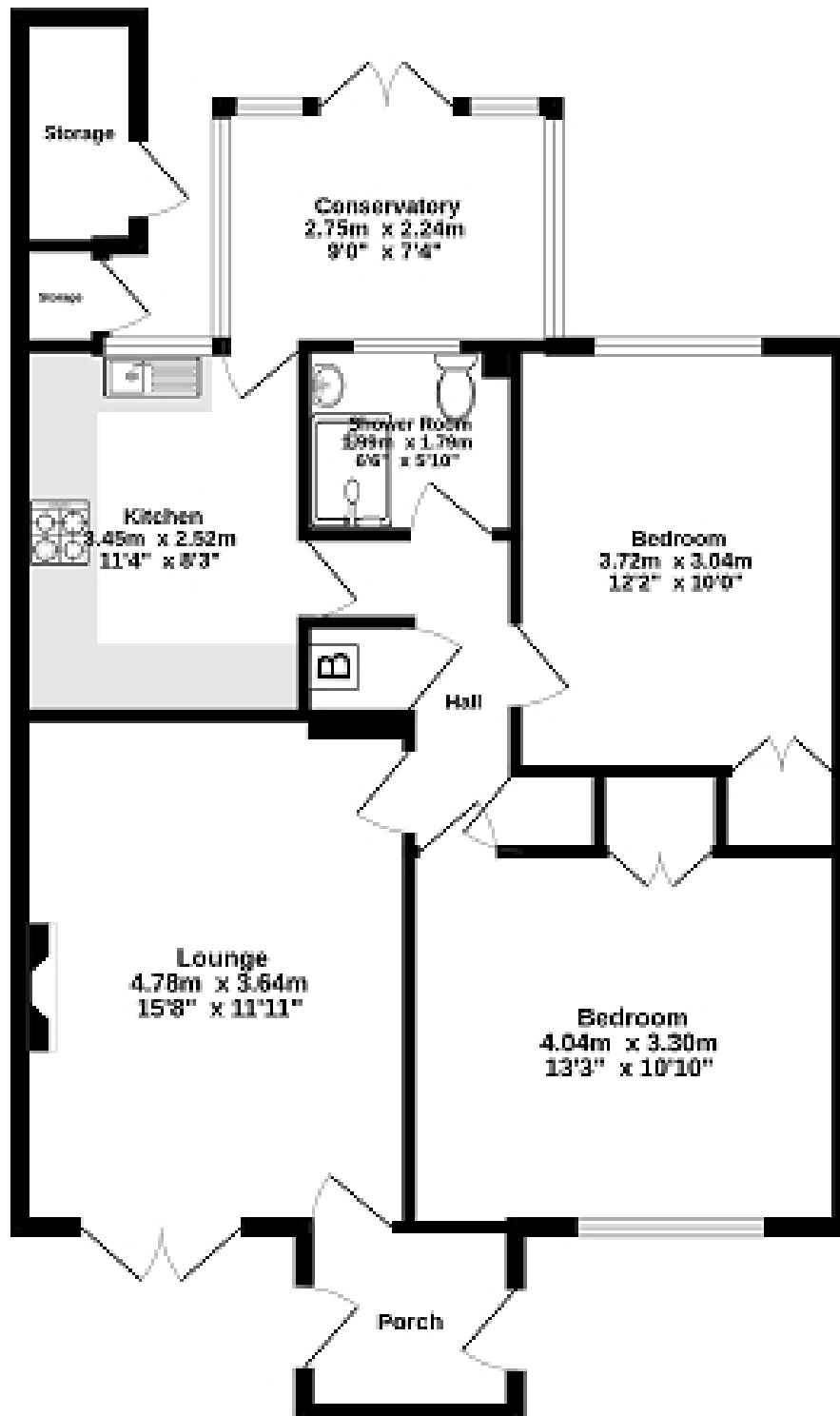
Council Tax

Band A





Ground Floor
76.3 sq.m. (822 sq.ft.) approx.



TOTAL FLOOR AREA: 76.3 sq.m. (822 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, omissions 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 Metosplan 10/2021



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.

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