



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Bryn Amlwg Close Tredegar

£265,000



- Detached Bungalow Nestled In A Quiet Location
- Three Double Bedrooms
- Gated Driveway Parking For Three Cars
- Established Wraparound Gardens
- No Forward Chain
- Modern Fitted Kitchen With Integrated Appliances
- Two Conservatories | Family Shower Room
- Close To Bryn Bach Park | Good Transport Links
- EPC: C | Tenure: Freehold | Council Tax: D

Ref: PRA11037

Viewing Instructions: Strictly By Appointment Only

General Description

*** GUIDE PRICE £275,000 to £285,000 *** Situated in the favoured area of Princetown, this three double bedroomed detached bungalow offers spacious and flexible living accommodation with gated driveway parking and established wraparound gardens. It further benefits from being offered with no onward chain complications.

Approached via the bricked paved driveway, this attractive single storey property internally comprises of a spacious entrance hall which leads to the generously sized rooms throughout. A dual aspect living and dining room with feature fireplace branches off to the right. From here, there is also a light-filled conservatory room overlooking the garden for a tranquil, year round connection to nature. To the rear is a well-appointed shaker style kitchen, complete with integrated appliances and an adjacent conservatory which provides additional space to keep daily life effortlessly organised. The sleeping quarters are equally generous. There are three double bedrooms all served by a three piece family shower room.

Bryn Amlwg Close is a quiet and well-regarded residential area within Princetown, on the northern outskirts of Tredegar. With easy access to the A465 link road and within walking distance to the 340-acre Parc Bryn Bach (Bryn Bach Park), it is a practical choice for those seeking a more relaxed lifestyle without sacrificing connectivity.

Outside - Approached via a gated driveway for several vehicles, the home welcomes you with a sense of calm and seclusion. The wrap-around gardens offer a peaceful haven, enveloping the home in greenery and providing multiple spaces for outdoor dining, play, or simply enjoying the serenity of the surroundings.

ADDITIONAL INFORMATION

EPC Rating | C

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 | Caerphilly County Council

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

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

Mobile | EE - 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 and double glazed door into Conservatory / Porch.

Entrance Porch

Two uPVC and double glazed doors, linoleum flooring, double glazed windows and roof, radiator, uPVC and double glazed door into Kitchen.

Kitchen (10' 1" x 9' 4") or (3.07m x 2.84m)

Tiled flooring, smooth ceiling with spotlights, range of cream base and wall units with tiled splashbacks and stainless steel sink and drainer, gas hob and electric oven with extractor fan over, integrated fridge, integrated freezer, space for washing machine, radiator, white gloss and glazed door to L-Shaped Hallway.

L-shaped hallway

Tiled flooring, smooth ceiling, radiator, white gloss and glazed doors to Bedrooms, white gloss and glazed door to Shower Room, white gloss doors to useful storage cabinet, uPVC and double glazed door to side, white gloss and glazed door to Lounge/Diner. Loft Access. "Worcester" condensing combi boiler wall mounted in the loft.

Lounge (13' 4" x 12' 0") or (4.07m x 3.65m)

Carpet as laid, textured ceiling, two radiators, gas coal effect fire within a marble and wooden hearth, uPVC and double glazed bay window to rear, uPVC and double glazed patio doors to Conservatory.

Dining Room (10' 8" x 9' 9") or (3.25m x 2.96m)

Conservatory (14' 8" x 14' 3") or (4.48m x 4.35m)

Fully uPVC double glazed windows and uPVC and double glazed roof, two radiators, two uPVC and double glazed patio doors to side.

Bedroom 1 (12' 2" x 11' 10" Max) or (3.72m x 3.60m Max)

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

Bedroom 2 (10' 3" x 8' 1") or (3.12m x 2.47m)

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

Bedroom 3 (10' 1" x 8' 2") or (3.07m x 2.49m)

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

Shower Room (7' 3" x 5' 6") or (2.20m x 1.68m)

Laminated flooring, hygienically clad walls and textured ceiling, double shower enclosure with mains shower over, W/C. pedestal wash hand basin, chrome vertical radiator, uPVC and obscured double glazed window to side.

Grounds

Gated block paved driveway with parking for 3 vehicles. Low maintenance grounds with gravel, established shrubs and hedges all within boundary walls. Greenhouse and shed.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

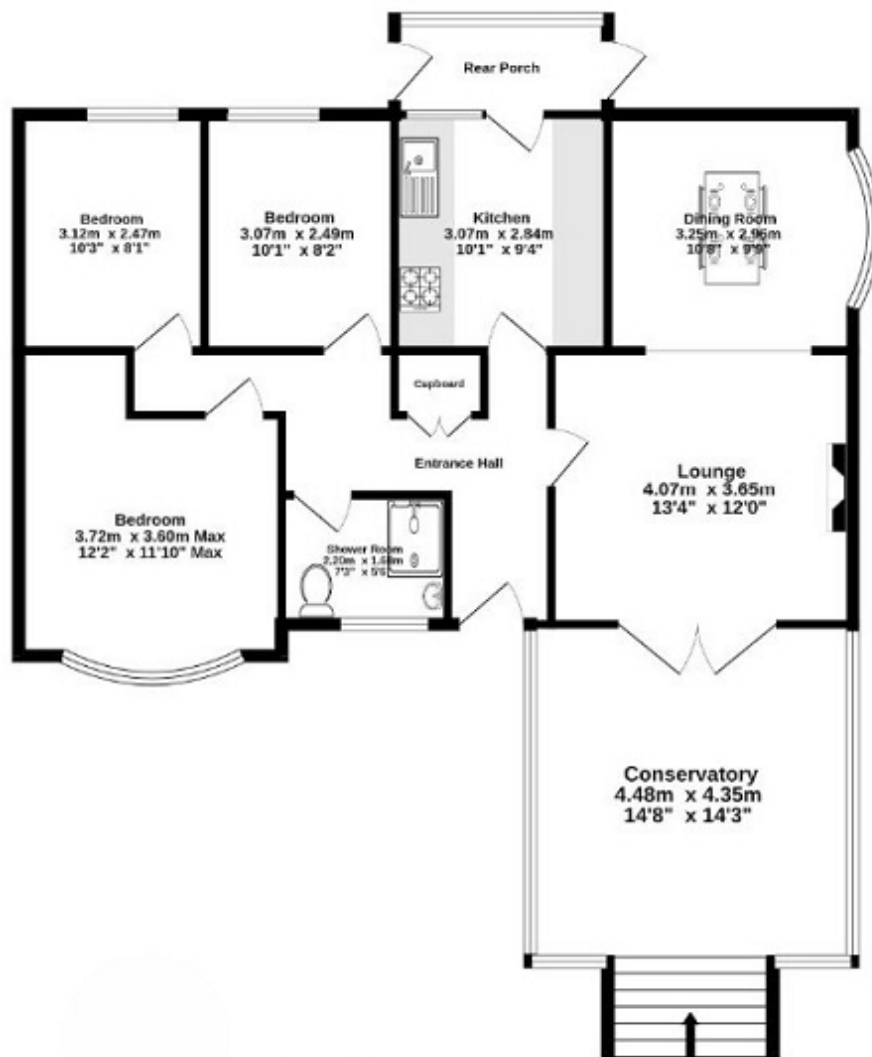
Band D







Ground Floor
103.0 sq.m. (1109 sq.ft.) approx.



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.