GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Rock House
Tredegar

£200,000

- Spacious Semi-Detached Property With Views
- Includes Additional Plot of Land (To South)
- Stunning Surrounding Countryside
- Landscaped Garden With Picturesque Outlook
- Large Integral Garage Plus Off Road Parking
- Superb Open Plan Kitchen/Breakfast/Family Room
- Dual Aspect Lounge/Diner
- Three Generous Double Bedrooms
- Large First Floor Bathroom
- EPC: D | Council Tax: B | Tenure: Freehold

Ref: PRA11040

Viewing Instructions: Strictly By Appointment Only

General Description

This spacious three double bedroom semi detached home is an excellent option for those seeking a comfortable living space in a tranquil elevated position with off road parking, garage and ample outdoor areas to develop and enjoy.

Nestled on a hillside location in Georgetown, there is a delightful landscaped garden with truly outstanding rural views and doorstep countryside walks aplenty. Of particular note, is the adjacent large plot of land (to the south) offering open nature and great potential (please refer to Title Plan within the photographs).

As you step inside, you are welcomed by an inviting porch that leads to a fantastic open plan family room and a well-designed kitchen/breakfast room, fully equipped with integrated appliances, storage and workspace. There is a spacious dual aspect lounge/diner featuring a cosy feature fireplace, perfect for more formal dining and/or relaxation. Accessed via the kitchen is a practical utility area housed within an external 'Lean To'. The property boasts three generously sized double bedrooms, all served by a large three piece family bathroom.

OUTSIDE
At the front of the property, there is a spacious graveled driveway plus access to a large integral garage for further parking and/or storage as required. Steps lead up to the wonderful garden with multiple sitting areas to enjoy the captivating views of the surrounding countryside - perfect for al fresco dining under the stars. Additionally, there is covered pergola (currently housing a hot tub) and further steps leading up to a large plot of land, which is mainly laid to grass with a concrete hardstand (previously used to site a static caravan).

ADDITIONAL INFORMATION
EPC Rating | D
Council Tax Band | B (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 | EE 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

uPVC and obscured double glazed door into Entrance Porch.

Entrance Porch

Linoleum flooring, textured ceiling, white gloss door to Family Room.

Family Room (13' 1" x 10' 10") or (4.0m x 3.29m)

Parquet flooring, smooth ceiling, radiator, log burner, uPVC and double glazed patio doors to front, entrance to Kitchen.

Kitchen (13' 1" x 12' 0") or (3.98m x 3.66m)

Parquet flooring, textured ceiling, range of base and wall units with tiled splashbacks, space for washing machine, integrated fridge, integrated dishwasher, gas hob, electric oven, radiator, uPVC and double glazed window to front, uPVC and double glazed door to side Lean To, white gloss door to Lounge/Diner.

Lean To

Side Lean To with concrete floor, corrugated roof, space for fridge-freezer, space for washing machine, electric points, wood and obscured glazed door giving side access to the front.

Lounge / Diner (23' 9" Max x 12' 5" Max) or (7.23m Max x 3.78m Max)

Laminated flooring, textured ceiling with decorative architrave, two radiators, electric feature fireplace with a marble hearth and feature surround, uPVC and double glazed windows to both sides, carpeted stairs to first floor, white gloss door to useful under stairs storage cupboard.

Landing

Carpet as laid, smooth ceiling with spotlights, white gloss door to Bedrooms, white gloss door to Bathroom, white gloss door to Airing Cupboard housing a Baxi combi-boiler.

Bathroom (10' 4" x 8' 5") or (3.16m x 2.57m)

Linoleum flooring, smooth ceiling with spotlights, tiled walls, panel enclosed bath with mains shower over, W.C. pedestal wash hand basin, traditional chrome and white towel rail radiator, sliding door to useful storage area, uPVC and obscured double glazed windows to rear.

Bedroom 1 (12' 0" x 9' 11") or (3.65m x 3.03m)

Laminated flooring, smooth ceiling, full width sliding mirrored wardrobes, radiator, uPVC and double glazed window to front.

Bedroom 2 (14' 9" Max x 11' 10" Max) or (4.50m Max x 3.61m Max)

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

Bedroom 3 (14' 11" Max x 12' 3" Max) or (4.55m Max x 3.74m Max)

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

Grounds

Covered pergola (currently housing portable hot tub), paved patio seating area, wood seating area, and steps to two tiered low maintenance areas. Further steps to side garden and a plot of land comprising of a large concrete base (previously used for static caravan) and other usable area.

Integral Garage

Concrete base and a roller shutter door.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:60

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B






























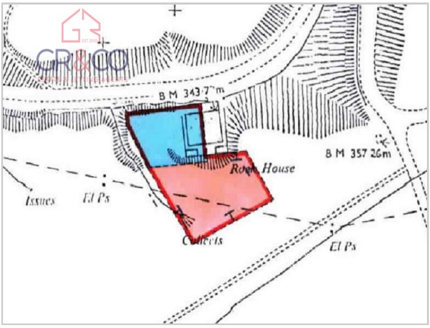
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EST. 2010
GREG ROBERTS &CO
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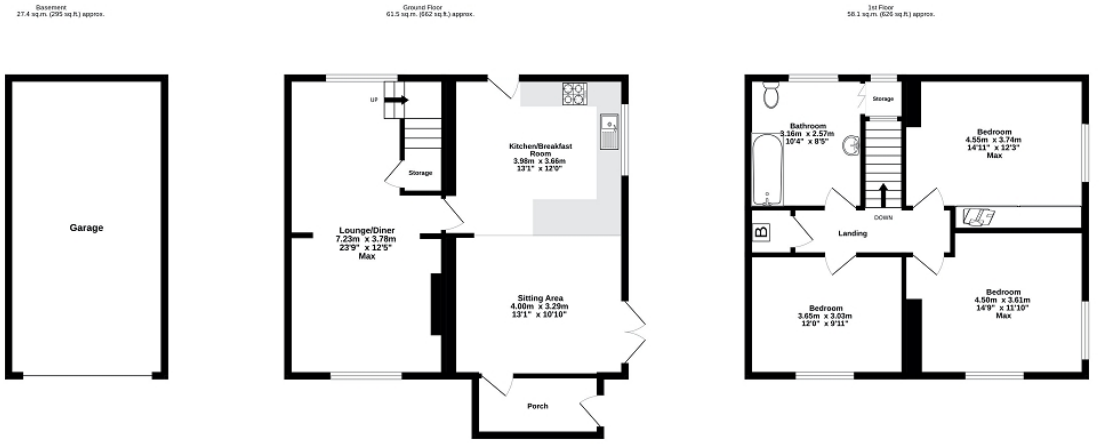
AWAITING PHOTOGRAPHS



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TOTAL FLOOR AREA : 147.0 sq.m. (1583 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.