



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Victoria Terrace Tredegar

£110,000



- Spacious Terraced Family Home
- Third Bedroom Off Second + Loft Room
- No Forward Chain
- Detached Garage
- Two Reception Rooms
- Modern Fitted Kitchen
- Ground Floor Bathroom
- Low Maintenance Garden
- Close To Schools And Amenities
- EPC: D | Council Tax: A | Tenure: Freehold

Ref: PRA11043

Viewing Instructions: Strictly By Appointment Only



General Description

****Chain Free**** A spacious and versatile family home offering over 1250 sq ft across three floors with three bedrooms (one off second), a loft room, two reception rooms, modern kitchen, east facing garden and detached garage.

Nestled in a well established residential area, this charming three-bedroom terraced house in Georgetown presents an exciting opportunity for first-time buyers or savvy investors. With the added benefit of no forward chain, you can move swiftly and confidently into your next chapter—whether that’s your very first home or an addition to your investment portfolio.

Step inside to discover a well-proportioned interior that balances comfort and functionality. The ground floor welcomes you with two versatile reception rooms, offering the perfect setup for relaxed living and dining. Whether you’re hosting friends, enjoying a quiet evening, or working from home, these spaces adapt effortlessly to your lifestyle. The adjacent kitchen is practical and well-positioned, leading conveniently to a family bathroom, all designed to keep daily life flowing smoothly.

Upstairs, you’ll find three bedrooms, with the third bedroom accessed through the second—ideal as a nursery, dressing room, home office, or an extra cosy space for guests. Additionally, there is a spacious loft room that is accessed via the first bedroom. The layout offers flexibility to meet a variety of needs, whether you’re growing your family or seeking creative living solutions.

OUTSIDE

To the rear is a low maintenance paved east facing garden. A detached garage provides off road parking and/or storage space. There is also unrestricted street parking to the front of the property.

SITUATION

Ideally situated close to local schools, shops, and green spaces, with the town centre and transport links within easy reach. Within the town there is a high street which provides an array of local shops, a park, restaurants, public houses, a post office and a Lidl supermarket. The popular nature reserve Bryn Bach Park is to the northern edge of the town with a 36 acre leisure lake, children’s play area, cafe, camping and mini golf.

Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales and 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. It is steeped in natural history and surrounded by natural beauty. The nearest train stations are a short drive to nearby Ebbw Vale and Rhymney. The towns of Merthyr Tydfil and Abergavenny are a short drive away offering further places to discover and enjoy.

ADDITIONAL INFORMATION

- EPC Rating | D
- Council Tax Band | A
- Local Authority | Blaenau Gwent County Council
- Services | We are advised that the property is connected to mains electricity, water and drainage.
- Parking | There is a detached garage to the rear. There is also plenty of unrestricted communal parking spaces to the front of the property.
- Broadband | Standard, Superfast and Ultrafast broadband is available according to OFCOM, subject to providers terms and conditions.
- Mobile | There is likely indoor coverage - EE and O2. Likely outdoor coverage, according to OFCOM.

Note| 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.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

Accommodation

Entrance

uPVC and obscured double glazed door into Entrance Hallway.

Entrance Hallway

Linoleum flooring, papered ceiling, radiator, white gloss and glazed door into Reception Room One.

Reception Room 1 (14' 10" Max x 12' 5" Max) or (4.51m Max x 3.78m Max)

Linoleum flooring, smooth ceiling, radiator, door to useful under stairs storage cupboard, entrance to Reception Room Two, carpeted stairs to first floor, white gloss and glazed door to Kitchen.

Reception Room 2 (12' 11" x 10' 2") or (3.93m x 3.10m)

Linoleum flooring, textured ceiling, radiator, uPVC and double glazed window to front.

Kitchen (10' 7" Max x 8' 10" Max) or (3.23m Max x 2.69m Max)

Tiled flooring, smooth ceiling with spotlights, range of white gloss base and wall units, tiled splashbacks, stainless steel sink and drainer, space for washing machine, radiator, white gloss door to bathroom, uPVC and double glazed window to rear, uPVC and obscured double glazed door to rear.

Bathroom (9' 5" Max x 5' 1" Max) or (2.86m Max x 1.54m Max)

Laminated flooring, textured ceiling, panel enclosed bath with mains shower over, pedestal wash hand basin, W.C., chrome vertical radiator, cupboard housing Baxi combi-boiler.

Landing

Carpet as laid, white gloss door to Bedroom One, white gloss door to Bedroom Two (which leads through to an Inner Bedroom).

Bedroom 1 (14' 5" Max x 12' 4" Max) or (4.39m Max x 3.77m Max)

Laminated flooring, textured ceiling, radiator, uPVC and double glazed window to rear, white gloss door to stairs leading to Loft Room.

Loft Room (14' 10" x 13' 2") or (4.51m x 4.01m)

Laminated flooring, smooth ceiling, roof window to rear.

Bedroom 2 (10' 3" x 6' 11") or (3.13m x 2.10m)

Laminated flooring, textured ceiling, radiator, white gloss door to Bedroom Three, uPVC and double glazed window to front.

Bedroom 3 (10' 3" x 8' 5") or (3.13m x 2.57m)

Laminated flooring, textured ceiling, radiator, uPVC and double glazed window to front.

Rear Garden

Courtyard area with steps up to tiered paved patio with further steps up to rear gate providing access to Garage.

Garage

Up and over door, electric supply, access to rear road.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:60

Tenure

We are informed that the tenure is Freehold

Council Tax

Band A



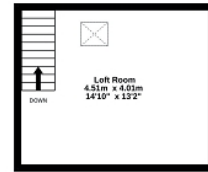
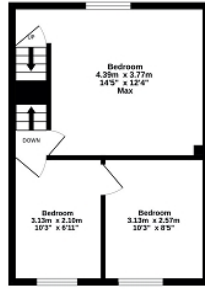
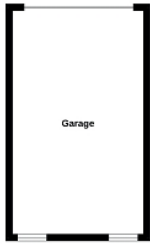


Basement
33.7 sq.m. (322 sq.ft.) approx.

Ground Floor
45.0 sq.m. (484 sq.ft.) approx.

1st Floor
32.7 sq.m. (352 sq.ft.) approx.

2nd Floor
18.4 sq.m. (199 sq.ft.) approx.



TOTAL FLOOR AREA: 116.7 sq.m. (1256 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.