



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Ashvale  
Tredegar

£120,000



- Attractive Bay Fronted Property
- Two Double Bedrooms
- Fitted Kitchen Plus Utility Room
- Two Good Sized Reception Rooms
- Large Detached Garage
- South Facing Rear Garden
- Sought After Location
- First Floor Shower Room|Ground Floor W.C.
- Close To Bryn Bach Park & A465 Link Road
- EPC: D|Council Tax: B | Tenure: Freehold

Ref: PRA11047

Viewing Instructions: Strictly By Appointment Only



# General Description

A lovely two double bedroom terrace house, nestled in a sought-after location close to green spaces and amenities, boasting two reception rooms, kitchen plus utility with W/C, south facing garden and a large detached garage.

The property is approached via a welcoming entrance hall, providing access to a bay fronted reception room plus a generously sized second reception room with feature fireplace. The modern fitted kitchen features a comprehensive range of wall and base units, integrated oven and hob, plus space for a fridge/freezer and a washing machine. It provides access to the sunny rear garden and further benefits a separate utility area with a W.C.

## HEAD UPSTAIRS

The property comprises two well proportioned double bedrooms, both served by a three piece family shower room.

## STEP OUTSIDE

The rear enclosed garden is mainly laid to lawn and enjoys a southerly aspect, ideal for outdoor dining and enjoyment. A large detached garage provides off road parking via the rear lane. The well maintained garden at the front of the property features a paved pathway and artificial lawn with several steps behind the boundary wall and entrance gate.

## LOCATION

Step outside, and you are ideally located in a popular residential area within close proximity of the Bryn Bach Park, a designated local nature reserve with outdoor activities, water sports and a cafe, that is popular with walkers and families. Nearby, there are local primary and secondary schools and a range of local amenities, including convenience stores and a Lidl supermarket.

Tredegar is located on the River Sirhowy in the Upper Sirhowy Valley in the heart of South East Wales. It is steeped in history and is surrounded by natural beauty. Situated just off the A465 'Heads of Valley' link road providing easy access to Cardiff (approx. 23 miles), Swansea (approx. 40 miles) and beyond. The railway stations are located in the nearby towns of Ebbw Vale (approx 2 miles) and Rhymney and provide direct routes to Cardiff within an hour.

## 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 | Three - 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

Composite and obscured double glazed door into Entrance Hall.

## Entrance Hall

Carpet as laid, textured ceiling, radiator, white gloss door to Reception Room One, white gloss door to Reception Room Two, carpeted stairs to first floor.

## Reception Room 1 (10' 10" x 9' 3") or (3.31m x 2.82m)

Carpet as laid, papered ceiling, radiator, uPVC and double glazed bay window to front.

## Reception Room 2 (15' 2" Max x 12' 9" Max) or (4.62m Max x 3.88m Max)

Carpet as laid, smooth ceiling, white gloss door to Kitchen, white gloss door to Utility Room/W.C., uPVC and double glazed door to rear, white gloss door to useful under stairs storage cupboard.

## Kitchen (11' 1" x 5' 9") or (3.39m x 1.75m)

Tiled flooring, smooth ceiling with spotlights, range of base and wall units, tiled splashbacks, integrated gas hob with extractor fan over, integrated oven, space for tumble dryer, space for fridge, radiator, extractor fan, uPVC and double glazed window to rear, uPVC and obscured double glazed door to rear.

## Utility Room (9' 2" x 4' 0") or (2.79m x 1.21m)

Tiled flooring, smooth ceiling, radiator, space for washing machine, wash hand basin, W.C., uPVC and obscured double glazed window to rear.

## Landing

Carpet as laid, textured ceiling, white gloss door to Shower Room, white gloss door to Bedrooms.

## Bedroom 1 (15' 2" Max x 10' 11" Max) or (4.63m Max x 3.32m Max)

Carpet as laid, textured ceiling, radiator, two uPVC and double glazed windows to front.

## Bedroom 2 (12' 10" x 9' 0") or (3.90m x 2.75m)

Carpet as laid, smooth ceiling, radiator, wall-mounted Main combi-boiler (installed within last 2 years), uPVC and double glazed window to rear.

## Shower Room (9' 5" x 5' 9") or (2.86m x 1.76m)

Linoleum flooring, smooth ceiling, double shower enclosure with mains shower over, wash hand basin with vanity unit beneath, W.C., chrome vertical radiator, uPVC and obscured double glazed window to rear.

## Front of property

Gated steps to entrance flanked by artificial lawn and resin area all within boundary walls and fencing.

## Rear Garden

Courtyard with steps leading up to lawned garden and entrance to Detached Garage.

## Detached Garage (16' 2" Max x 15' 7" Max) or (4.94m Max x 4.76m Max)

Concrete flooring, corrugated roof, pedestrian door to rear, up and over door to rear.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:66

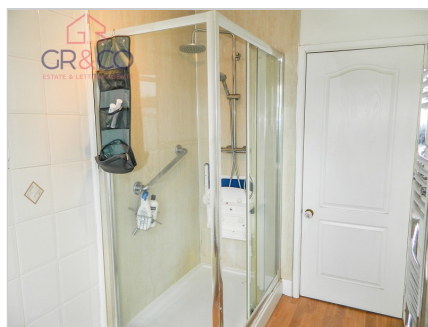
## Tenure

We are informed that the tenure is Freehold

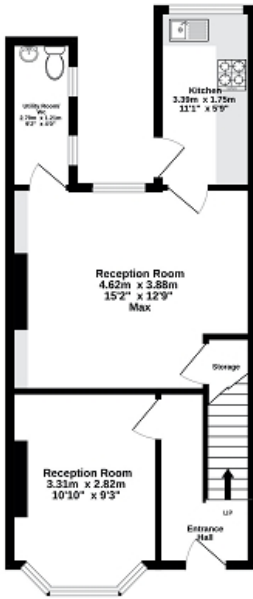
## Council Tax

Band B

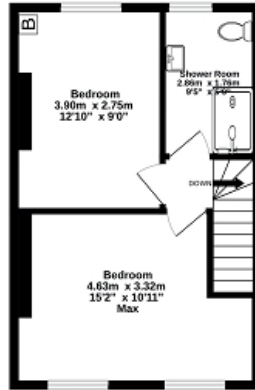




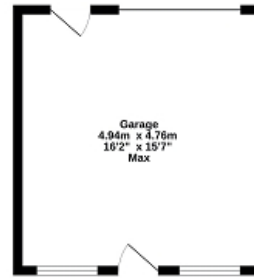
Ground Floor  
42.8 sq.m. (461 sq.ft.) approx.



1st Floor  
32.3 sq.m. (348 sq.ft.) approx.



2nd Floor  
23.0 sq.m. (247 sq.ft.) approx.



TOTAL FLOOR AREA: 98.1 sq.m. (1056 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.