



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## Whitworth Terrace Tredegar

£140,000



- Beautifully Presented Mid Terrace Home
- Three Well Appointed Bedrooms
- Landscaped East Facing Garden
- Open Plan Lounge/Diner
- Modern Fitted Kitchen
- Sought After Location With Picturesque Views
- Contemporary Bathroom
- Close To Schools, Amenities & Countryside Walks
- Unrestricted On Street Parking
- EPC: D | Council Tax: B | Tenure: Freehold

Ref: PRA11051

Viewing Instructions: Strictly By Appointment Only

## General Description

This beautifully presented three-bedroom mid-terrace home features a spacious layout and a superb east-facing garden that overlooks the valley. It is ideally located in the desirable Georgetown area, within walking distance of open countryside, local amenities, a play park, and good schools.

The current owner has well cared for this wonderful home, providing a modern family living space. Upon entering, you are welcomed by a light and spacious living/dining room. At the rear, the kitchen boasts modern shaker-style fitted units, complete with an integrated oven and hob. A rear lobby leads to a contemporary three-piece family bathroom suite and provides access to the garden. Upstairs, you'll find three bedrooms, two of which are good sized double rooms.

### **\*\*OUTSIDE\*\***

The fantastic east-facing landscaped garden has been beautifully maintained and offers picturesque views of the surrounding valley, making it a perfect spot for al-fresco dining and relaxation. Additionally, a rear courtyard area provides another space to unwind and gives access to the rear lane. On-street parking is available directly behind the property.

### **\*\*SITUATION\*\***

Conveniently located in the Georgetown area, the property offers stunning open countryside and woodland views to the rear, yet is within walking distance of local schools, allotments, and a play park. It is located less than half a mile from the popular Bedwellty Park and Tredegar town center, which features a range of shops, supermarkets, and leisure facilities. On the outskirts of town, Parc Bryn Bach provides a fantastic space for outdoor activities suitable for all ages and abilities within its 340 acres.

Tredegar is situated in the Upper Sirhowy Valley, in the heart of South East Wales. Rich in natural history and surrounded by beautiful landscapes, it provides excellent outdoor spaces to explore and enjoy. The famous Brecon Beacons (Bannau Brycheiniog) are just a half-hour drive away. Tredegar is well-served by schools for all ages at both primary and secondary levels and is conveniently situated off the Heads of the Valley link road, providing easy access to Cardiff (approximately 23 miles), Swansea (approximately 40 miles), and beyond.

## Accommodation

### Entrance

uPVC and obscured double glazed door into Internal Porch.

### Internal porch

Laminated flooring, smooth ceiling, white gloss door into Lounge/Diner.

### Lounge / Diner (22' 8" Max x 15' 3" Max) or (6.90m Max x 4.64m Max)

Laminated flooring, smooth ceiling, two radiators, white gloss door to useful under stairs storage cupboard, carpeted stairs to first floor, white gloss door to Kitchen, uPVC and double glazed window to front.

### Kitchen (11' 7" x 9' 2") or (3.53m x 2.80m)

Tiled flooring, smooth ceiling, range of white gloss base and wall units, tiled splashbacks, stainless steel sink and drainer, integrated gas hob, electric oven with extractor fan over, space for washing machine, space for fridge-freezer, radiator, white gloss door to Lobby, uPVC and double glazed window to rear, uPVC and obscured double glazed door to rear.

### Rear Lobby

Tiled flooring, smooth ceiling, storage area, white gloss door to Bathroom.

### Bathroom (8' 6" Max x 5' 3" Max) or (2.60m Max x 1.60m Max)

Tiled flooring, tiled walls, smooth ceiling, panel enclosed bath with mains shower over, pedestal wash hand basin, W.C. radiator, uPVC and obscured double glazed window to rear.

### Landing

Carpet as laid, smooth ceiling, white gloss doors to Bedrooms, loft access.

### Bedroom 1 (14' 3" Max x 11' 8" Max) or (4.34m Max x 3.55m Max)

Carpet as laid, smooth ceiling, radiator, wall-mounted Vokera combi-boiler, uPVC and double glazed window to rear.

### Bedroom 2 (10' 8" x 6' 7") or (3.26m x 2.01m)

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



## Bedroom 3 (7' 6" x 7' 4") or (2.29m x 2.23m)

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

## Front of property

Level landscaped garden mainly laid to lawn with graveled path leading to decked seating area with views, all within boundary walls and fencing.

## Rear Garden

Courtyard area with steps to rear lane (for parking)

## Services

Mains electricity, mains water, mains gas, mains drainage

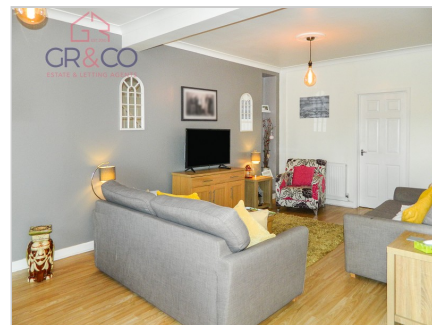
EPC Rating:66

## Tenure

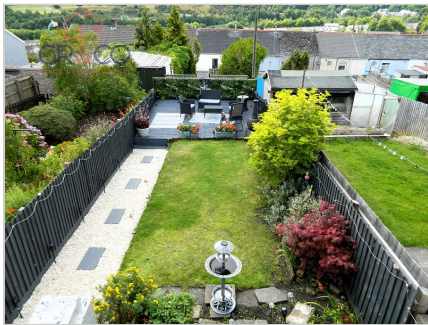
We are informed that the tenure is Freehold

## Council Tax

Band B

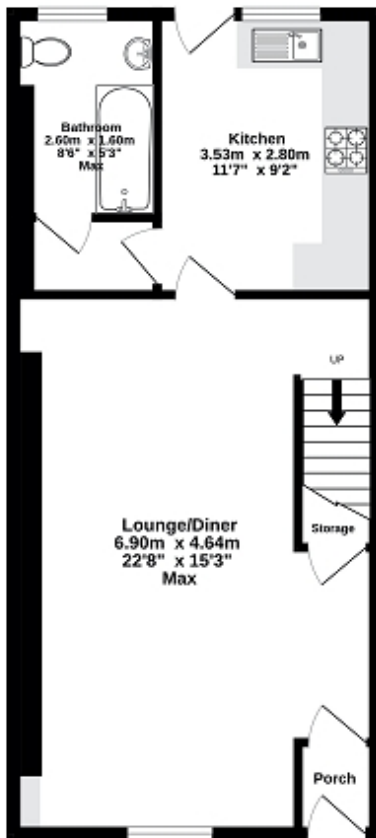




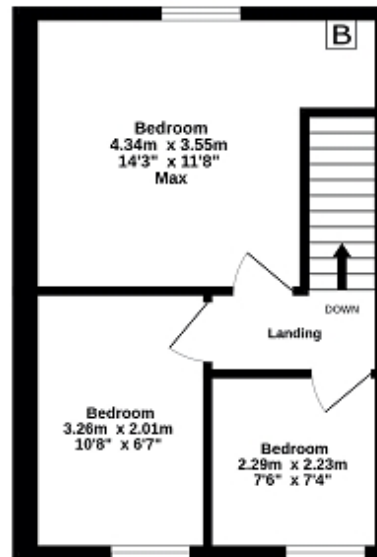


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Ground Floor  
46.5 sq.m. (500 sq.ft.) approx.



1st Floor  
30.3 sq.m. (327 sq.ft.) approx.



TOTAL FLOOR AREA : 76.8 sq.m. (827 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 MapInfo 6.0/2002



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.