



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Varteg Place Tredegar

£145,000



- Beautifully Presented Terrace House
- Newly Refurbished Throughout
- Three Well Appointed Bedrooms
- Newly Fitted Modern Kitchen
- No Onward Chain
- New Stylish Bathroom Suite
- Off Road Parking For 2 Cars
- East Facing Rear Courtyard
- Close To Amenities & Schools
- EPC: D | Council Tax: B | Tenure: Freehold

Ref: PRA11059

Viewing Instructions: Strictly By Appointment Only



General Description

Offered with no onward chain, this beautifully presented three-bedroom terraced home has been fully renovated to an impressive standard throughout. It is ideal for families, professionals, or discerning buyers seeking a turnkey property. This superb residence combines stylish modern finishes with generous living spaces and is conveniently located just minutes from amenities and schools.

Upon entering the home, you are welcomed by a porch that leads into two bright and spacious reception rooms. These rooms have been thoughtfully redecorated and fitted with brand new flooring, creating a warm yet contemporary space perfect for relaxing or entertaining.

The newly fitted kitchen is finished to a high specification, featuring sleek cabinetry, marbled worktop space with complementary tiles. The layout is designed for both function and style. Additionally, a brand new bathroom enhances the home's appeal, fitted with modern sanitaryware, contemporary tiling, and high-quality fixtures for a clean, polished finish.

Key Features

- New flooring
- New windows and doors
- Fully re-wired
- New kitchen
- New Bathroom

Upstairs, the property offers a generously sized master bedroom along with two well-proportioned bedrooms, each freshly redecorated in neutral tones with new flooring. These rooms are ready to accommodate a range of needs, whether as bedrooms, guest rooms, or a home office.

Outside, the low-maintenance rear courtyard features steps leading to a seating area, making it ideal for alfresco dining or a peaceful retreat at the end of the day. For added convenience, there are two hardstands providing off-road parking for two vehicles.

SITUATION

Located in the popular and well-established residential area Dukestown, the property is within easy reach of excellent schools, local shops, green spaces, and transport links.

This is a fantastic opportunity to acquire a completely refurbished home that requires no further work. Early viewing is highly recommended!

Accommodation

Entrance

uPVC and obscured double glazed door into Entrance Hall.

Entrance Hall

Laminated flooring, smooth ceiling, white gloss door to Lounge, white gloss door to Reception Room.

Reception Room 1 (19' 3" x 10' 6") or (5.86m x 3.19m)

Laminated flooring, smooth ceiling, radiator, carpeted stairs to first floor, white gloss door to Reception Room 2, entrance to Kitchen, white gloss door to Bathroom, uPVC and double-glazed window to front.

Reception Room 2 (18' 10" Max x 10' 7" Max) or (5.75m Max x 3.22m Max)

Laminated flooring, smooth ceiling, radiator, white gloss door to reception room 1, uPVC and double-glazed window to front.

Bathroom (7' 1" x 4' 10") or (2.16m x 1.48m)

Tiled flooring, tiled walls, smooth ceiling with spotlights, panel-enclosed bath with mains shower over, wash hand basin with vanity unit, black vertical radiator, extractor fan, uPVC and obscured double glazed window to rear.

Kitchen (11' 1" Max x 7' 3" Max) or (3.37m Max x 2.20m Max)

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

Landing

Newly laid carpet, smooth ceiling, white gloss doors to Bedrooms, loft access, uPVC and double glazed window to rear.

Bedroom 1 (18' 3" x 10' 6") or (5.57m x 3.19m)

Newly laid carpet, smooth ceiling, radiator, uPVC and double glazed window to front, uPVC and double glazed window rear.

Bedroom 2 (10' 5" x 7' 10") or (3.18m x 2.40m)

Newly laid carpet, smooth ceiling, radiator, uPVC and double glazed window to front.

Bedroom 3 (9' 11" x 5' 3") or (3.03m x 1.60m)

Newly laid carpet, smooth ceiling, radiator, cupboard housing 'Ideal' combi-boiler, uPVC and double glazed window to rear.

Rear Yard Area

Courtyard with steps leading to seating area and 2x hardstands with parking for two vehicles.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:62

Tenure

We are informed that the tenure is Freehold

Council Tax

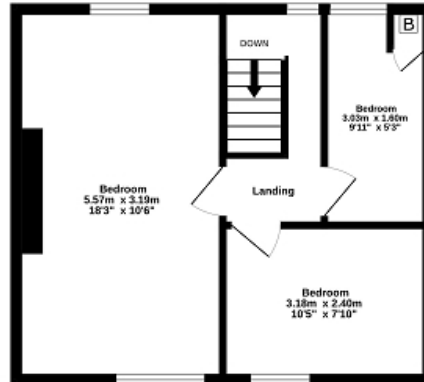
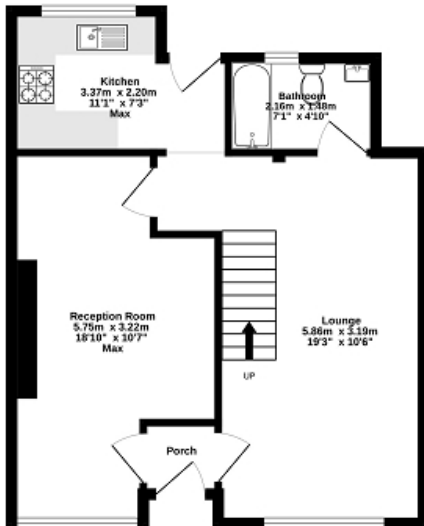
Band B





Ground Floor
45.5 sq.m. (490 sq.ft.) approx.

1st Floor
36.1 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA: 81.7 sq.m. (879 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.