



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Brynbach Street  
Tredegar

£135,000



- Deceptively Spacious End Terrace Home
- Requires Some Modernisation
- No Onward Chain Complications
- Three Well Appointed Bedrooms
- South Facing Garden With Access
- Off Road Parking + Unrestricted Communal Parking
- Generously Sized Lounge + Sun Room
- Large Kitchen / Diner
- Walking Distance of Bryn Bach Park & All Amenities
- EPC: D | Council Tax: A | Tenure: Freehold

Ref: PRA11056

Viewing Instructions: Strictly By Appointment Only

# General Description

**\*\*Chain Free\*\***This deceptively spacious three-bedroom family home offers great potential and is located within walking distance of the popular Bryn Bach Park. It is an ideal choice for those looking to modernize and create a home tailored to their own style and needs.

The ground floor features a welcoming hallway, a generously sized lounge, a separate sunroom with French doors leading to the garden, a large kitchen/diner, and an accessible shower room. Upstairs, you will find three good-sized bedrooms, providing ample space for family living.

Outside, the property includes a front forecourt with off-road parking. At the rear, a south-facing garden offers a delightful space to enjoy the outdoors.

## SITUATION

Positioned within walking distance of well-regarded primary school, the home is also close to local shops and bus routes, making everyday amenities easily accessible. The beautiful Bryn Bach Park is in close proximity, a designated local nature reserve that is popular with walkers and families.

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 | A (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 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 Hall.

## Entrance Hall

Laminated flooring, textured ceiling, radiator, door to Lounge, door to Shower Room, door to Kitchen/Diner, carpeted stairs to first floor, hard wood and obscured double glazed window to front.

## Lounge (15' 7" Max x 13' 0" Max) or (4.75m Max x 3.96m Max)

Laminated flooring, textured ceiling, 3x radiators, gas coal effect fire within a marble hearth and a wooden surround, hard wood and double glazed doors to Sun Room, door to Kitchen/Diner.

## Sun Room (10' 9" x 4' 7") or (3.27m x 1.39m)

Linoleum flooring, textured ceiling, uPVC and double glazed door to rear, uPVC and double glazed patio doors to rear.

## Kitchen/Diner (13' 7" Max x 12' 7" Max) or (4.15m Max x 3.83m Max)

Tiled flooring, smooth ceiling, radiator, range of base and wall units, tiled splashbacks, composite sink, space for cooker, space for washing machine, space for fridge-freezer, extractor fan, door to useful under stairs storage cupboard, hard wood and double glazed window to side, hard wood and double glazed window to rear.

## Shower Room (7' 0" x 6' 2") or (2.13m x 1.87m)

Non-slip flooring, part tiled walls and a smooth ceiling, easy access wet room with main shower over, pedestal wash hand basin, WC, radiator, extractor fan and uPVC and obscured double glazed window to front.



## Landing

Carpet as laid, textured ceiling, doors to bedrooms, hard wood and double glazed window to rear.

## Bedroom 1 (15' 7" x 9' 4") or (4.75m x 2.85m)

Carpet as laid, textured ceiling, 2x radiators, door to Storage Cupboard, hard wood and double glazed window to front, uPVC and double glazed window to rear.

## Bedroom 2 (12' 0" Max x 10' 11" Max) or (3.66m Max x 3.34m Max)

Carpet as laid, textured ceiling, radiator, built in wardrobe, uPVC and double glazed window to rear.

## Bedroom 3 (9' 11" Max x 6' 8" Max) or (3.02m Max x 2.03m Max)

Carpet as laid, textured ceiling, radiator, door to cupboard housing a wall-mounted "Ferroli" combi boiler, hard wood and double glazed window to front.

## Front of property

Patio forecourt with off road parking and side access to rear, all within boundary walls and fencing.

## Rear Garden

Paved patio with lawned area, all within boundary fencing. Gated access to rear.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:63

## Tenure

We are informed that the tenure is Freehold

## Council Tax

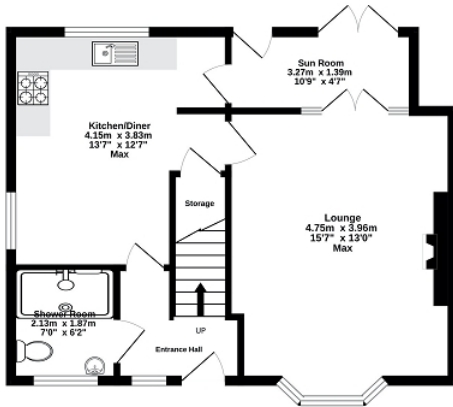
Band A



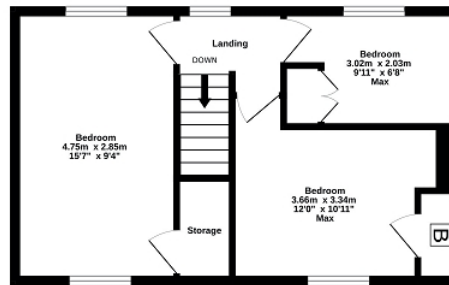




Ground Floor  
46.7 sq.m. (502 sq.ft.) approx.



1st Floor  
36.7 sq.m. (395 sq.ft.) approx.



TOTAL FLOOR AREA : 83.3 sq.m. (897 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.*