



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Dukestown Road
Tredegar

£420,000



- Individually Designed Executive Detached Family Home
- Beautiful Reception Hall With Full Height Ceiling & Grand Split Staircase
- Extensive Gated Driveway & Detached Garage
- Master Ensuite Bedroom With Balcony
- Elegant Interior Features Including Gallery Landing, Oak Banisters & Under Floor Heating
- Stunning Shaker Style Kitchen With Breakfast Island
- Three Light-Filled Reception Rooms
- Located In A Semi-Rural Setting Close To Shops, Nature Reserves, & Schools
- Landscaped Wrap-Around Gardens With Seating Areas
- Good Transport Links With Nearby A465 Link Road

Ref: PRA11058

Viewing Instructions: Strictly By Appointment Only



General Description

Summerfield House is an exquisite four-bedroom detached family home, uniquely designed to blend elegance and comfort. Nestled behind a gated driveway and surrounded by landscaped gardens, this executive property is ideally located on a quiet no-through road within a well-established residential area.

This striking residence offers over 2,160 square footage of impressive and versatile living accommodation. Step inside the grand arched front door, flanked by windows that flood the beautiful full-height entrance hall with sunshine. The oak split staircase flows seamlessly onto the galleried landing above, complemented by oak doors and under floor heating throughout.

Head through to the dual-aspect lounge, featuring a central fireplace and double doors leading to the dining room. A second reception room is situated to the front of the property, making it an ideal as a home office or playroom. The stunning kitchen serves as the heart of the home, fitted with a vast range of shaker-style cabinetry and modern appliances, alongside a complimentary island. The space is illuminated by ceiling and plinth spots, as well as a trio of statement pendant lights. An opening leads to the light-filled dining room with French doors that connect to the garden. Serving the kitchen is a fitted utility room with a single door to the garden. A cloakroom and two storage cupboards are conveniently located off the entrance hall.

On the first floor, the impressive galleried landing provides access to four generously sized bedrooms and bathroom facilities. The principle bedroom boasts a luxurious ensuite shower room, built-in wardrobes and a lovely balcony. The additional three double bedrooms are served by a contemporary family bathroom suite featuring a freestanding tub.

Outside, the home continues to impress. The beautifully maintained surrounding gardens are perfect for family living with patio and lawned areas, perfect for relaxing and socialising. Further benefits include gated access to a sweeping brick paved driveway and a detached garage. Additionally, the property features an intruder alarm and Cat 5 cabling with an in-built speaker system throughout.

The property is finished to an exceptional standard throughout, and we strongly advise arranging a viewing to appreciate what this home has to offer.

SITUATION

Summerfield House is situated moments from the town, schools and amenities. Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales. Steeped in natural history and surrounded by natural beauty, it offers great outdoor spaces to discover and enjoy. The popular Bedwellty Park and Bryn Bach Park are a short distance away and the famous Brecon Beacons (Bannau Brycheiniog) and all the beauty this has to offer is within half hour drive. It is well served by schools for all ages at both primary and secondary level.

For commuters, Tredegar 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. The nearby train stations in Ebbw Vale and Rhymney offer regular direct routes to the city of Cardiff within the hour.

ADDITIONAL INFORMATION

EPC Rating | C

Council Tax Band | F (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.

AGENTS NOTE

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 double glazed door into Entrance Hall.

Entrance Hall

Porcelain tiled flooring, bespoke oak staircase, oak door to Reception Room One, oak door to Reception Room Two, 2x oak doors to useful under stairs Storage Cupboard, oak door to WC, oak door to Kitchen.

Lounge (17' 9" x 10' 4") or (5.41m x 3.14m)

Wood flooring, smooth ceiling, marble hearth and surround with coal effect electric fire, uPVC and double glazed window to front, uPVC and double-glazed window to side, oak and glazed door into Dining Room.

Study (10' 6" x 7' 6") or (3.20m x 2.29m)

Wood flooring, smooth ceiling, uPVC and double glazed window to front.

WC

Porcelain tiled flooring, smooth ceiling with spotlights, wash hand basin, WC, extractor fan, uPVC and obscured double glazed window to side.

Kitchen (16' 2" x 12' 7") or (4.93m x 3.84m)

Wood flooring, smooth ceiling with spotlights, range of cream base and wall units with beech worktops, integrated halogen hob, two electric ovens, integrated fridge, integrated freezer, integrated dishwasher, stainless steel sink and drainer, entrance to Dining Area, oak door to Utility Room.

Dining Room (16' 9" x 8' 3") or (5.11m x 2.51m)

Wood flooring, smooth ceiling with speakers, uPVC and double glazed patio doors to side, uPVC and double glazed window to rear, oak and glazed double doors to Reception Room One.

Utility Room (10' 4" x 5' 9") or (3.16m x 1.75m)

Tiled flooring, smooth ceiling, cream base and wall units, stainless steel sink and drainer, space for washing machine, space for tumble dryer, wall-mounted 'Worcester' combi-boiler, uPVC and double glazed window to rear, uPVC and double glazed door to side.

Gallery Landing

Carpet as laid, smooth ceiling with spotlights, oak doors to Bedrooms, oak door to Bathroom, oak door to useful Storage Cupboard.

Master Bedroom (17' 11" x 12' 11") or (5.46m x 3.94m)

Laminated flooring, smooth ceiling, 3x built-in wardrobes, built-in drawers and dresser, uPVC and double glazed doors to balcony, oak door to Ensuite.

En Suite (9' 4" x 4' 3") or (2.85m x 1.30m)

Tiled flooring, tiled walls, smooth ceiling with spotlights and extractor fan, built in cabinetry, WC, 2x sinks, walk-in double shower enclosure with mains shower over.

Bedroom 2 (10' 5" x 8' 1") or (3.18m x 2.47m)

Linoleum flooring, smooth ceiling, built-in wardrobes, uPVC and double glazed window to front.

Bedroom 3 (12' 10" x 9' 1") or (3.92m x 2.76m)

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

Bedroom 4 (10' 3" x 8' 1") or (3.13m x 2.46m)

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

Bathroom (9' 4" x 6' 4") or (2.85m x 1.93m)

Tiled flooring, tiled walls, smooth ceiling with spotlights and extractor fan, freestanding bath, wash hand basin with vanity unit beneath, WC, uPVC and obscured double glazed window to rear.

Front of property

Decorative iron gates leading to concrete printed driveway with parking for multiple vehicles and steps to entrance level.

Side Garden

Mainly laid to lawn, decked seating area.

Rear Garden

Low maintenance gravel area leading to a further decked seating area.

Garage (18' 8" x 10' 5") or (5.70m x 3.17m)

Brick built garage with apex roof and up and over door plus pedestrian door.

Services

Mains electricity, mains water, mains gas, mains drainage

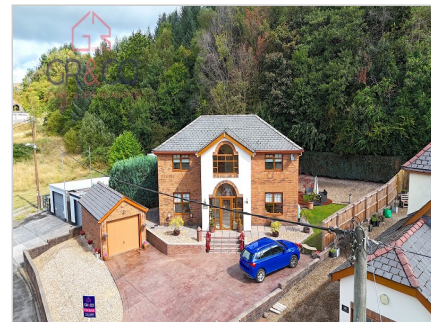
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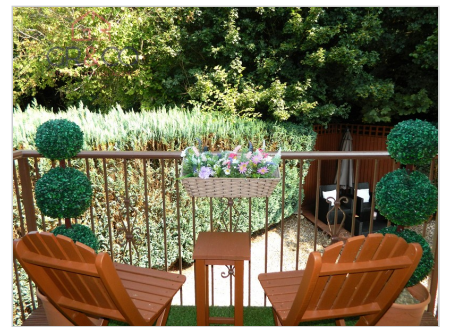
Tenure

We are informed that the tenure is Freehold

Council Tax

Band F

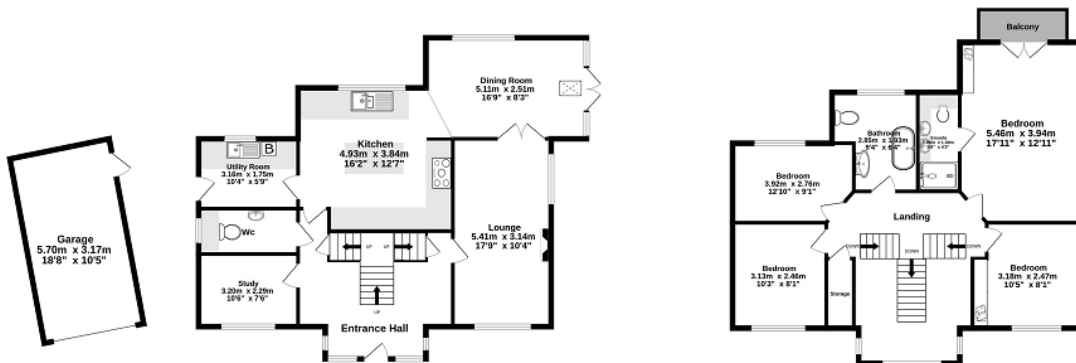






Ground Floor
112.3 sq.m. (1209 sq.ft.) approx.

1st Floor
89.1 sq.m. (959 sq.ft.) approx.



TOTAL FLOOR AREA: 201.4 sq.m. (2168 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.

