



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

York Terrace Tredegar

£105,000



- Spacious Three Bed Terrace Nestled In Popular Residential Area
- NO FORWARD CHAIN
- Two Large Reception Rooms
- Fitted Galley Kitchen
- Ground Floor Bathroom | Separate WC
- Enclosed East Facing Garden
- Three Well Appointed Bedrooms
- Close To Schools & Amenities
- Five Minute Walk To Town Centre
- EPC: D | Council Tax: B | Tenure: Freehold

Ref: PRA11057

Viewing Instructions: Strictly By Appointment Only



General Description

This well-presented three-bedroom mid terrace situated in the ever popular Georgetown area offers a fantastic opportunity for a quick purchase with no forward chain complications.

Step through the front door into a welcoming entrance porch and hallway which leads through to the two large reception rooms. The bright and airy lounge with feature fireplace provides ample space to relax, entertain, or simply unwind after a long day. At the heart of the home is the separate dining room that leads through to the fitted kitchen and garden, ideal for both everyday meals and entertaining guests. Completing the ground floor is a bathroom and WC. Upstairs, you'll find three well-proportioned bedrooms, each offering flexibility to suit your needs—whether it's a home office, guest room, or dressing space.

OUTSIDE

The enclosed, east facing rear tiered garden is a good size, providing a private outdoor retreat with plenty of scope for landscaping to your liking.

With no onward chain, this property is ready for you to move in!

SITUATION

Conveniently located near a good primary and comprehensive school, making it an ideal choice for families with children. Nearby amenities include shops, restaurants, parks, and public transportation.

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 | 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 and Superfast broadband is available. Please make your own enquiries via OFCOM.

Mobile | EE - Likely indoor coverage - EE, Three, O2 and Vodafone - Likely outdoor coverage. Please make your own enquiries via OFCOM.

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

Wooden double doors into Internal Porch.

Internal porch

Tiled flooring, smooth ceiling, hard wood and glazed door into Entrance Hallway.

Entrance Hallway

Laminated flooring, papered ceiling, radiator, white gloss door to Lounge, white gloss door to Dining Room, carpeted stairs to first floor.

Lounge (15' 3" x 11' 11") or (4.65m x 3.62m)

Laminated flooring, papered ceiling, radiator, uPVC and double-glazed window to front.

Dining Room (15' 3" x 11' 1") or (4.65m x 3.38m)

Newly laid carpet, textured ceiling, gas coal effect fire, door to useful under stairs storage cupboard , radiator, sliding door to Kitchen, hard wood an glazed window to Rear Lobby.

Kitchen (10' 1" Max x 6' 9" Max) or (3.07m Max x 2.05m Max)

Tiled flooring, smooth ceiling, range of base and wall units, tiled splashbacks, stainless steel sink and drainer, space for washing machine, space for cooker, space for fridge-freezer, door to Bathroom, door to Rear Lobby/Porch.

Bathroom (6' 2" x 5' 5") or (1.88m x 1.65m)

Tiled flooring, smooth ceiling, panel-enclosed bath with 'Triton' electric shower over, pedestal wash hand basin, radiator, extractor fan, uPVC and obscured window to rear.

Rear Hall/Lobby

Linoleum flooring, corrugated roof, white gloss door to WC, uPVC and patio doors to rear.

WC

Tiled flooring, smooth ceiling, WC, wash hand basin, radiator, obscured single glazed window to rear.

Landing

L-shaped: Newly laid carpet, smooth ceiling, white gloss doors to Bedrooms.

Bedroom 1 (12' 1" x 9' 1") or (3.68m x 2.76m)

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

Bedroom 2 (12' 2" x 8' 1") or (3.72m x 2.46m)

Newly laid carpet, smooth ceiling, radiator, white gloss door to cupboard housing 'Ideal' combi-boiler (installed 2014), uPVC and double-glazed window to rear.

Bedroom 3 (15' 0" x 8' 3") or (4.56m x 2.51m)

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

Rear Garden

Courtyard with steps leading to tiered garden area and brick built shed. Access to rear street..

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:62

Tenure

We are informed that the tenure is Freehold

Council Tax

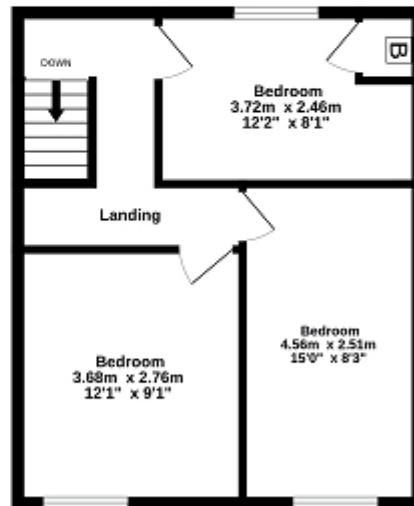
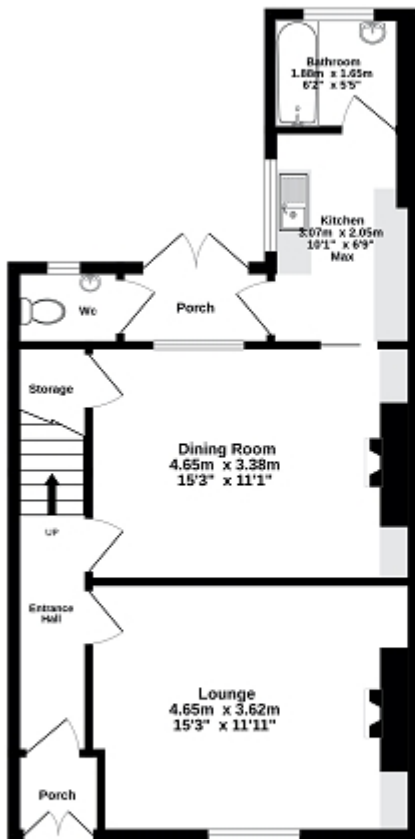
Band B





Ground Floor
51.4 sq.m. (554 sq.ft.) approx.

1st Floor
40.1 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA: 91.5 sq.m. (985 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 operation or efficiency can be given.
Made with Intertop C3/25



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.