



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

St
Martins Crescent
Tredegar

£190,000



- Semi-Detached Home Nestled On Generous Corner Plot
- Four Well-Appointed Bedrooms
- Modern Kitchen With Integrated Appliances
- Driveway Parking for 2/3 Cars
- Gardens To Front, Side & Rear
- Walking Distance of Primary School & Bryn Bach Park
- Sought After Location Close To A465 Link Road
- Dual Aspect Lounge/Diner
- Ground Floor Bathroom
- EPC: D | Council Tax: C | Tenure: Freehold

Ref: PRA11067

Viewing Instructions: Strictly By Appointment Only



General Description

This well-presented 4-bed semi-detached house, situated on a generous corner plot, is an excellent opportunity for families. Located in a cul-de-sac, the property offers ample living space, driveway parking, and pleasant gardens.

Set back from the road, the house features a wraparound garden that extends to the front, side, and rear, providing plenty of privacy and green space. The ground floor includes a welcoming entrance porch and hall leading to a spacious living and dining room, which is bathed in natural light from both ends. The modern kitchen is equipped with contemporary units and integrated appliances with views over the garden. Completing the ground floor is a family bathroom suite. Upstairs, there are four well-appointed bedrooms offering comfort and practicality in equal measure.

The property occupies a corner plot with well-established gardens wrapping around three sides of the home. These gardens provide a versatile space, featuring mature planting and a lawn, with possibilities for landscaping or extending the home, subject to planning approval. There is also a driveway that offers off-road parking for several vehicles.

SITUATION

St. Martins Crescent is a popular yet quiet residential area that is conveniently located near the town center and just a stones throw from a well-regarded primary school. The town of Tredegar is situated in the Upper Sirhowy Valley in the heart of South East Wales. Rich in natural history and community spirit, Tredegar offers a range of shops and amenities. The surrounding countryside features excellent outdoor spaces perfect for outdoor enthusiasts. Notable parks such as Bedwellty Park and Bryn Bach Park are nearby, and the stunning Brecon Beacons (Bannau Brycheiniog) - known for its natural beauty - is just a half-hour drive away. The area is well served by schools for all ages, catering to both primary and secondary education.

For commuters, Tredegar is conveniently located just off the A465 Heads of the Valley link road, providing easy access to Cardiff (approximately 23 miles away), Swansea (approximately 40 miles away), and beyond. Additionally, nearby train stations in Ebbw Vale and Rhymney offer regular direct services to Cardiff, with travel times of under an hour.

ADDITIONAL INFORMATION

- EPC Rating | D
- Council Tax Band | C (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 obscured double-glazed door into Internal Porch.

Internal porch

Laminated flooring, textured ceiling, white gloss door to Entrance Hallway.

Entrance Hallway

Laminated flooring, textured ceiling, radiator, white gloss sliding door to Bathroom, white gloss door to Lounge/Diner, white gloss door to Kitchen, carpeted stairs to first floor.

Bathroom (8' 6" Max x 5' 3" Max) or (2.60m Max x 1.61m Max)

Laminated flooring, textured ceiling, tiled walls, panel-enclosed bath with 'Triton' electric shower over, pedestal wash hand basin, WC, radiator, uPVC and obscured double-glazed window to side.

Lounge / Diner (20' 1" x 10' 11" Max) or (6.13m x 3.34m Max)

Laminated flooring, textured ceiling, two radiators, uPVC and double-glazed window to front, uPVC and double-glazed window to rear.

Kitchen (9' 8" x 7' 0") or (2.94m x 2.14m)

Laminated flooring, smooth ceiling range of white gloss base and wall units, stainless steel sink and drainer, integrated gas hob, electric oven with extractor fan over, cupboard housing a Baxi combi-boiler, integrated fridge, integrated freezer, space for washing machine, uPVC and double-glazed window to rear, uPVC and obscured double-glazed door to side.

Landing

Carpet as laid, textured ceiling, white gloss doors to Bedrooms.

Bedroom 1 (12' 4" x 9' 5") or (3.76m x 2.87m)

Laminated flooring, textured ceiling, radiator, loft access, uPVC and double-glazed window to front.

Bedroom 2 (7' 8" x 6' 3") or (2.33m x 1.90m)

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

Bedroom 3 (10' 6" x 9' 10") or (3.19m x 2.99m)

Laminated flooring, textured ceiling, uPVC and double-glazed window to rear.

Bedroom 4 (10' 0" x 7' 2") or (3.06m x 2.18m)

Laminated flooring, textured ceiling, radiator, uPVC and double-glazed window to rear.

Front of property

Garden laid to lawn to front and side with mature shrubs. Driveway with parking for 2/3 vehicles.

Rear Garden

Paved patio seating area with further lawned garden, all within boundary walls and fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:62

Tenure

We are informed that the tenure is Freehold

Council Tax

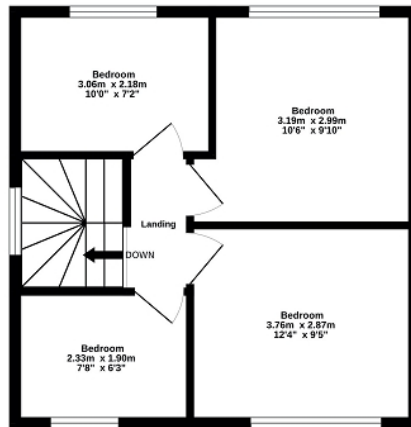
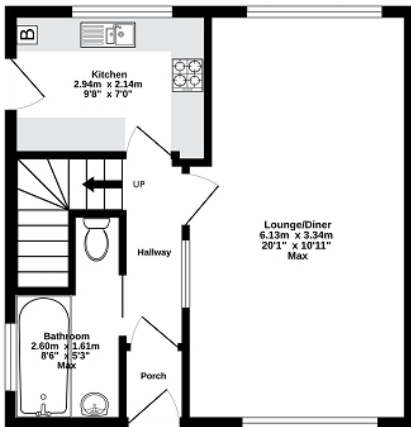
Band C





Ground Floor
36.4 sq.m. (392 sq.ft.) approx.

1st Floor
36.4 sq.m. (392 sq.ft.) approx.



TOTAL FLOOR AREA: 72.8 sq.m. (784 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.