



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Whitworth Terrace Tredegar

£95,000



- Mid Terraced Home with Picturesque Views
- Three Well-Appointed Bedrooms
- NO FORWARD CHAIN
- Open Plan Lounge/Diner
- Low Maintenance Gardens To Front & Rear
- Good Sized Kitchen
- Large Ground Floor Bathroom
- Opportunity For Modernisation/Refurbishment
- Sought After Location | Close To Schools
- EPC: TBC | Council Tax: B | Tenure: Freehold

Ref: PRA11069

Viewing Instructions: Strictly By Appointment Only



General Description

****CHAIN FREE**** This spacious 3-bedroom mid-terrace offers stunning views and features low-maintenance gardens at the front and rear, providing the perfect opportunity for buyers looking to modernise and make their own.

Upon entering, you are welcomed by an entrance hallway through to a spacious lounge/diner with feature fireplace and double doors to the kitchen. The well-appointed kitchen at the rear of the property features fitted cabinetry and provides direct access to the east facing courtyard, ideal for dining alfresco. A three piece family bathroom suite completes the ground floor. Upstairs, the accommodation comprises three bedrooms, two of which are good-sized doubles along with a single third bedroom.

****OUTSIDE****

Externally, the property enjoys low maintenance gardens to the front and rear, to include a large west facing garden with picturesque views to the front and a private courtyard with tiered garden at the back. There is unrestricted on-street parking to the rear of the property.

Overall, this is a fantastic opportunity for renovation in a desired spot overlooking the valley, close to well-regarded schools and amenities.

****SITUATION****

Conveniently located in the Georgetown area, the property offers stunning open countryside and woodland views, yet is within walking distance of local schools, allotments and a play park. It is located less than half a mile from the popular Bedwellty Park and Tredegar town centre, which features a range of shops, a supermarket and leisure facilities.

Tredegar is situated in the Upper Sirhowy Valley, in the heart of South East Wales. Rich in natural history and surrounded by beautiful landscapes, it has strong sense of community and provides excellent outdoor spaces to enjoy. The famous Brecon Beacons (Bannau Brycheiniog) are just half-hour drive away. Tredegar is well-served by schools for all ages at both primary and secondary levels and is conveniently situated off the Heads of the Valley link road, providing easy access to Merthyr Tydfil (approx. 8.5 miles), Abergavenny (approx. 14 miles) and beyond.

Accommodation

Entrance

Composite and obscured double-glazed door into Entrance Hallway.

Entrance Hallway

Tiled flooring, textured ceiling, radiator, door to Lounge/Diner.

Lounge / Diner (22' 10" Max x 11' 5" Max) or (6.97m Max x 3.47m Max)

Laminated flooring, textured ceiling, two radiators, door to useful under stairs cupboard, door to inner hallway, double doors to Kitchen, uPVC and double-glazed window to front.

Kitchen (11' 9" Max x 7' 11" Max) or (3.59m Max x 2.41m Max)

Tiled flooring, textured ceiling, range of base and wall units, tiled splashbacks, composite sink, integrated gas hob, electric oven, extractor fan over, space for fridge-freezer, space for washing machine, uPVC and double-glazed window to rear, uPVC and obscured double-glazed door to rear.

Inner Hallway

Carpet as laid, smooth ceiling, door to Bathroom, carpeted stairs to first floor.

Bathroom (10' 5" x 5' 4") or (3.17m x 1.62m)

Tiled flooring, smooth ceiling, radiator, panel-enclosed bath with mains shower over, wash hand basin with vanity unit, WC, radiator, uPVC and obscured window to rear.

Landing

Carpet as laid, smooth ceiling, doors to bedrooms, loft access.

Bedroom 1 (10' 8" x 8' 4") or (3.24m x 2.54m)

Carpet as laid, textured ceiling, radiator, uPVC and double-glazed window to front.

Bedroom 2 (7' 7" x 5' 5") or (2.31m x 1.66m)

Carpet as laid, textured ceiling, radiator, uPVC and double-glazed window to front.

Bedroom 3 (11' 11" x 11' 1") or (3.63m x 3.39m)

Carpet as laid, textured ceiling, radiator, door to cupboard housing 'Ideal' combi-boiler, door to storage cupboard, uPVC and double-glazed window to rear.

Front of property

Gated low maintenance garden comprising decked area, gravel and astroturf.

Rear Garden

Patio seating area with steps to tiered low maintenance garden and gate to rear.

Services

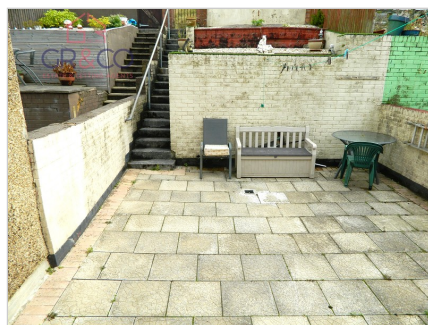
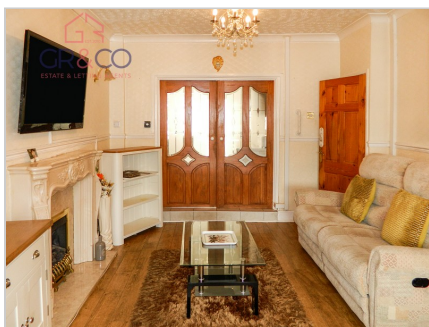
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

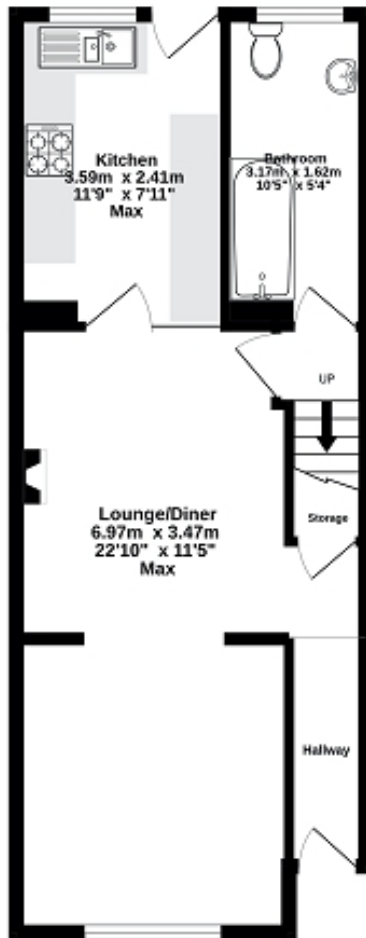
Council Tax

Band B

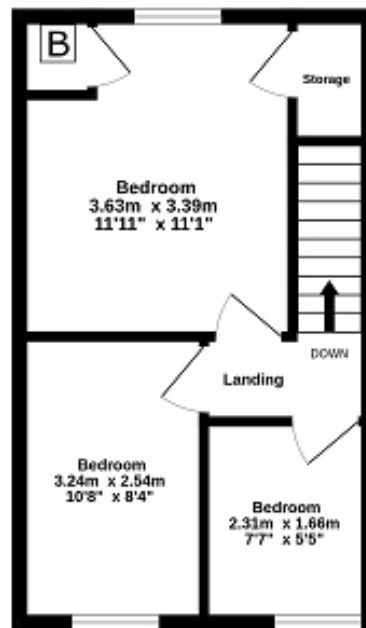




Ground Floor
41.2 sq.m. (443 sq.ft.) approx.



1st Floor
28.1 sq.m. (303 sq.ft.) approx.



TOTAL FLOOR AREA: 69.3 sq.m. (746 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 guidance 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.
Made with: Metaphor 02/2015



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.