



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Charles Street
Tredegar

£130,000



- Attractive Semi-Detached Family Home
- Three Well-Appointed Bedrooms
- Vacant Possession & No Forward Chain
- Sought After Location
- Requires Some Modernisation
- Level Rear Garden With Access
- Bay Fronted Lounge + Two Additional Reception Rooms
- First Floor Bathroom
- Close To A465 Link Road, Town & Bryn Bach Park
- EPC: D | Council Tax: C | Tenure: Freehold

Ref: PRA11070

Viewing Instructions: Strictly By Appointment Only

General Description

This attractive three-bedroom semi-detached family home offers a fantastic opportunity for refurbishment and personalisation, allowing you to add your own touch and create your dream home. ****No Upper Chain!****

The accommodation comprises a welcoming bay-fronted lounge, two additional reception rooms, and a well-proportioned kitchen that leads to a delightful garden. Upstairs, you will find three good-sized bedrooms and an accessible bathroom, providing ample space for a growing family.

Externally, the front of the property features a small, low-maintenance forecourt that adds privacy. At the rear, there is a level enclosed garden, primarily laid to lawn, with convenient access.

Additional benefits of the property include double-glazed windows, gas central heating, and the advantage of vacant possession. The home requires modernisation, making it ideal for buyers looking to add value and put their personal stamp on it.

****LOCATION****

Families are well catered for with a good selection of schools in the local area, including both primary and secondary options. Residents also benefit from nearby green spaces, including Bryn Bach Park, a designated local nature reserve. The park offers various outdoor activities, water sports, and a café, making it a popular spot for walkers and families. Local amenities include convenience stores and a Lidl supermarket.

Tredegar is located on the River Sirhowy in the Upper Sirhowy Valley, right in the heart of South East Wales. The town is steeped in history and surrounded by natural beauty. It is conveniently situated just off the A465 "Heads of Valley" link road, providing easy access to Cardiff (approximately 23 miles), Swansea (approximately 40 miles), and other destinations. The nearest railway stations are in Ebbw Vale (about 2 miles away) and Rhymney, both offering direct routes to Cardiff within an hour.

****ADDITIONAL INFORMATION****

- EPC Rating: D
- Council Tax Band: C (as of the date the property was listed)
- Tenure: We understand that the property is Freehold. Interested buyers should verify this through their solicitors.
- Local Authority: Blaenau Gwent County Council
- Services: The property is connected to mains gas, electricity, water, and drainage.

****Consumer Protection from Unfair Trading Regulations 2008****

While every effort has been made to ensure the accuracy of this information, these sales particulars should not be relied upon. Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must conduct their own investigations into the working order of these items. All measurements are approximate, and photographs are provided for guidance only; it should not be inferred that any item shown is included with the property.

****Viewing****

Viewings are strictly by appointment with the agents, Greg Roberts and Co.

Accommodation

Entrance

uPVC and obscured double-glazed double doors into Internal Porch.

Internal porch

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

Entrance Hallway

Carpet as laid, papered ceiling, radiator, white gloss door to Reception Room One, white gloss door to Reception Room Two, carpeted stairs to first floor.

Reception Room 1

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

Reception Room 2

Carpet as laid, smooth ceiling, radiator, electric log effect fire with tiled fireplace, uPVC and double-glazed window to rear. White gloss door to Reception Room Three.

Reception Room 3

Carpet as laid, textured ceiling, radiator, door to useful under stairs storage cupboard, sliding door to Kitchen, 2x uPVC and double-glazed windows to side.

Kitchen

Tiled flooring, textured ceiling, range of base and wall units with tiled splashbacks and stainless steel sink and drainer, integrated electric hob, integrated double oven, space for fridge-freezer, space for washing machine, space for tumble dryer, uPVC and double-glazed window to rear, uPVC and double-glazed window to side, uPVC and double-glazed door to side.

Landing

Carpet as laid, papered ceiling, white gloss doors to Bedrooms, white gloss door to Bathroom, loft access.

Bedroom 1

Carpet as laid, textured ceiling, radiator, 2x uPVC and double-glazed windows to front.

Bedroom 2

Carpet as laid, textured ceiling, full-width built-in wardrobes housing wall-mounted 'Ideal' combi-boiler, uPVC and double-glazed window to rear.

Bedroom 3

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

Bathroom

Non-slip flooring, part-tiled walls, textured ceiling, accessible shower enclosure with 'Mira' electric shower over, pedestal wash hand basin, WC, extractor fan, radiator, uPVC and obscured double-glazed window to side.

Front of property

Low maintenance paved forecourt within boundary walls and fencing. Gated side access to rear.

Rear Garden

Paved walkway with outbuilding leading to level lawned garden housing wooden shed. All within boundary walls and fencing, with gated access to Arnold Place.

Outbuilding: 2 parts - uPVC door to WC and uPVC door to Store Room (with electric supply)

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:62

Tenure

We are informed that the tenure is Freehold

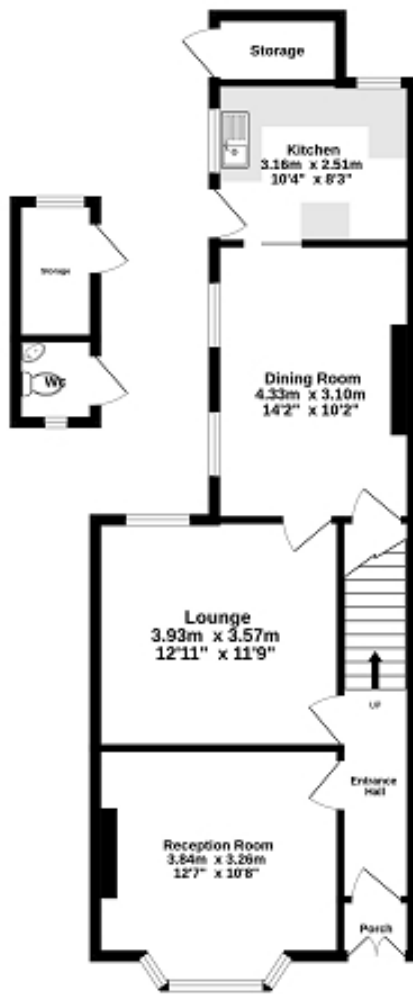
Council Tax

Band C





Ground Floor
61.6 sq.m. (663 sq.ft.) approx.



1st Floor
49.9 sq.m. (535 sq.ft.) approx.



TOTAL FLOOR AREA: 106.5 sq.m. (1168 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.