



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Gwent Way Tredegar

£130,000



- Semi-Detached Bungalow Nestled On Generous Corner Plot
- Vacant Possession & No Upward Chain
- Level Front & Rear Gardens
- Spacious Kitchen / Diner
- Two Bedrooms
- Large Four Piece Bathroom
- Lounge With Garden Views
- Driveway Parking
- Close To Shops & Amenities
- EPC: D | Council Tax: A | Tenure: Freehold

Ref: PRA11044

Viewing Instructions: Strictly By Appointment Only

General Description

A rare opportunity to purchase a charming two-bed bungalow offering comfort, space and convenience in an established residential location. ****Chain Free!****

This delightful property features level access to the internal accommodation, nestled on a generous corner plot with off-road parking, making it an ideal choice for down-sizers or those seeking single-level living.

The home welcomes you with a porch leading into the heart of the property. A generously sized fitted kitchen/diner is well-equipped, with ample storage and workspace, as well as access to the garden. The living room provides a warm and cosy atmosphere for relaxation or entertaining. Additionally, there are two bedrooms overlooking the front garden and a large fully accessible four-piece bathroom to the rear.

LOCATION

Step outside, and you are ideally located in a popular residential area within close proximity of the Bryn Bach Park, a designated local nature reserve with outdoor activities, water sports and a cafe, that is popular with walkers and families. Nearby, there are local primary and secondary schools and a range of local amenities, including convenience stores and a Lidl supermarket.

Tredegar is located on the River Sirhowy in the Upper Sirhowy Valley in the heart of South East Wales. It is steeped in history and is surrounded by natural beauty. Situated just off the A465 'Heads of Valley' link road providing easy access to Cardiff (approx. 23 miles), Swansea (approx. 40 miles) and beyond. The railway stations are located in the nearby towns of Ebbw Vale (approx 2 miles) and Rhymney and provide direct routes to Cardiff within an hour.

ADDITIONAL INFORMATION

EPC Rating | D

Council Tax Band | A (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, Superfast and Ultrafast broadband is available. Please make your own enquiries via OFCOM.

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

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 Porch.

Entrance Porch

Tiled flooring, textured ceiling, UPVC and double-glazed windows all around, uPVC and obscured double-glazed door into Entrance Hall.

Entrance Hall

Laminated flooring, papered ceiling, radiator, door to Bedroom 1, door to Bedroom 2, door to Living Room , door to Kitchen/Diner.

Bedroom 1 (11' 4" x 10' 6") or (3.46m x 3.19m)

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

Bedroom 2 (10' 6" x 7' 5") or (3.21m x 2.27m)

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

Living Room (13' 6" x 10' 0") or (4.12m x 3.06m)

Laminated flooring, papered ceiling, gas coal effect fire, radiator, uPVC and double-glazed window to rear.

Kitchen / Diner (16' 0" x 9' 8") or (4.88m x 2.94m)

Linoleum flooring, textured ceiling, range of base and wall units, tiled splashbacks, stainless steel sink and drainer, space for cooker, space for washing machine, space for fridge/freezer, radiator, cupboard housing wall-mounted 'Ideal' combi-boiler, uPVC and double-glazed window to rear, door to Rear Lobby.

Rear Lobby

Linoleum flooring, textured ceiling, radiator, door to Bathroom, uPVC and obscured double-glazed door to rear.

Bathroom (9' 8" x 7' 8") or (2.95m x 2.34m)

Part linoleum flooring, part tiled walls, textured ceiling, panel-enclosed bath, walk-in accessible shower with "Triton" electric shower, wash hand basin, radiator, uPVC and obscured double-glazed window to side.

Front of property

Level garden with pathway flanked to lawn either side, all within boundary walls. Side access to rear.

Rear Garden

Low maintenance level garden comprising of several paved patio seating areas. Driveway parking for one vehicle.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:58

Tenure

We are informed that the tenure is Freehold

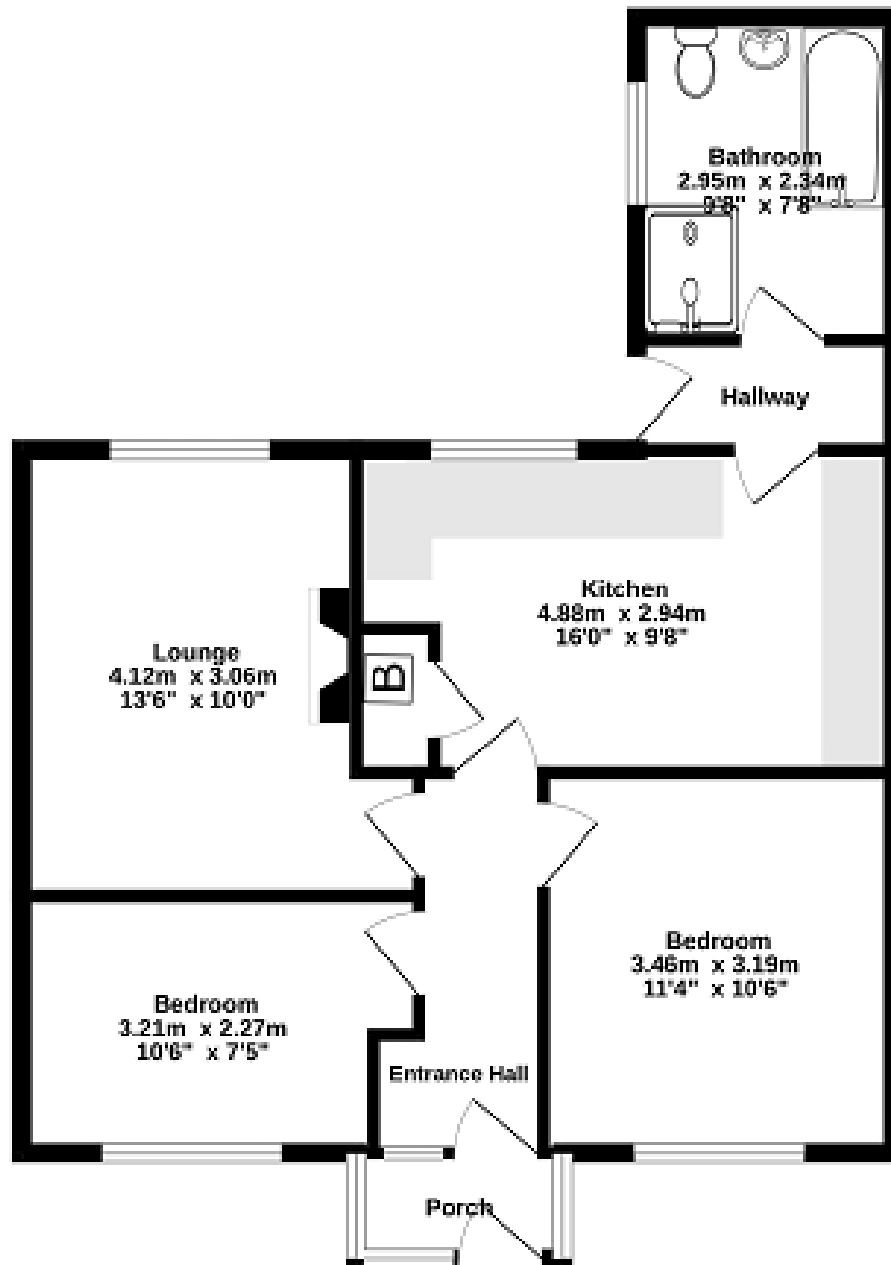
Council Tax

Band A





Ground Floor
61.5 sq.m. (662 sq.ft.) approx.



TOTAL FLOOR AREA: 61.5 sq.m. (662 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other detail 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 suitability or efficiency can be given.
Made with Metraplan 6/2025



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.