



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Glanhowy Street
Tredegar

£290,000



- Stunningly Stylish Semi-Detached Family Home
- Extended To Rear Plus Converted Loft Space
- South-East Facing Rear Garden
- Impressive Kitchen / Diner / Living Area With Bi-Folds
- Garage & Driveway Parking
- Separate Bay-Fronted Lounge
- Immaculately Presented Throughout
- Utility Room | Ground Floor Cloakroom
- Sought After Location
- EPC: C | Council Tax: C | Tenure: Freehold

Ref: PRA11076

Viewing Instructions: Strictly By Appointment Only



General Description

This extended and immaculately presented semi-detached family home is thoughtfully arranged over three floors and has been significantly improved by the current owners, offering an exceptional blend of contemporary style and practicality.

The property seamlessly combines the timeless charm of its original character with high-quality modern upgrades. It stands out due to its meticulous attention to detail and beautifully finished interiors throughout.

The house has been thoughtfully extended to create a stunning open-plan kitchen, dining, and living area. This space features oak worktops, Shaker-style cabinetry, integrated appliances, bi-fold doors leading to the garden, skylights, and luxury porcelain tiles with underfloor heating. A separate utility room with matching units and flooring adds further practicality, while the hallway reflects the same comfort and finish. For added convenience, there is a ground-floor cloakroom and fitted cabinetry neatly integrated under the stairs.

On the first floor, you will find three well-proportioned bedrooms, all benefiting from ample natural light. A stylish four-piece family bathroom provides comfort and convenience for the entire household. The loft has been transformed into additional living space and storage.

The exterior is equally impressive, featuring a wide driveway at the front that provides off-street parking for several vehicles, along with a garage. The south-easterly facing rear garden offers a tranquil setting for outdoor dining and relaxation.

The result is a home that is as functional as it is stylish, exuding an effortless sense of comfort and sophistication.

Situation

Conveniently located on the northern side of Tredegar, this area is close to the A465 link road and within walking distance of the popular local nature reserve, Bryn Back Parc. In addition to local convenience stores, the town provides all essential amenities, including several primary schools and a secondary school. For commuters, nearby train stations in Ebbw Vale and Rhymney offer regular direct services to Cardiff, allowing for travel to the city within an hour.

Additional Information

EPC Rating | C
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

Composite and obscured double-glazed door into Entrance Hall.

Entrance Hall

Porcelain tiled flooring with under floor heating, smooth ceiling with spotlights, door to Lounge, door to Kitchen/Dining Room/Sitting Room, door to useful storage cupboard, door to under stairs storage cupboard.

Lounge (11' 5" x 11' 2") or (3.48m x 3.40m)

Wood flooring, smooth ceiling with spotlights, wooden fire surround, uPVC and double-glazed bay window to front.

Kitchen / Dining Room / Sitting Room (18' 9" Max x 18' 6" Max) or (5.71m Max x 5.65m Max)

Porcelain tiled flooring with under floor heating, smooth ceiling with spotlights, cashmere shaker style kitchen with base and eye level units, oak worktops, space for 7xburner gas hob and 4x ovens, space for American fridge-freezer, kitchen island with integrated wine fridge and integrated dishwasher, Velux roof window, uPVC and double-glazed bi-fold doors to garden, door to Utility Room.

Utility Room (13' 9" Max x 7' 4" Max) or (4.19m Max x 2.23m Max)

Porcelain tiled flooring with under floor heating, smooth ceiling with spotlights, range of cashmere units, oak worktops, stainless steel sink and drainer, space for washing machine, space for tumble dryer, door to WC, uPVC door to Garage, uPVC and double-glazed window to rear.

Downstairs WC

Porcelain tiled flooring and a smooth ceiling with spotlights. W/C, wash hand basin.

Landing

Carpet as laid, smooth ceiling with spotlights, door to Bedrooms, door to Bathroom, door to carpeted stairs to Attic Room.

Bedroom 1 (11' 5" x 11' 2") or (3.48m x 3.41m)

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

Bedroom 2 (6' 11" x 6' 3") or (2.10m x 1.90m)

Carpet as laid, smooth ceiling with spotlights, radiator, uPVC and double-glazed window to rear.

Bedroom 3 (12' 6" x 10' 7" Max) or (3.81m x 3.22m Max)

Carpet as laid, smooth ceiling with spotlights, radiator, uPVC and double-glazed window to front.

Bathroom (8' 7" x 7' 7") or (2.61m x 2.30m)

Tiled flooring, tiled walls, smooth ceiling with spotlights, floor standing bath, walk-in double shower enclosure with mains shower over, wash hand basin with vanity unit beneath, WC, chrome vertical radiator, extractor fan, uPVC and obscured double-glazed window to rear.

Attic room (18' 6" Max x 10' 11" Max) or (5.64m Max x 3.34m Max)

Carpet as laid, smooth ceiling with spotlights, Velux window to rear, radiator, wall-mounted Valiant combi-boiler, doors to under eaves storage.

Front of property

Block paved driveway with parking for 3+ cars, side access to rear. All within boundary walls.

Rear Garden

Patio seating area, artificial lawn all within boundary fencing. Side access to rear.

Garage

Block built with concrete base, roller shutter door, smooth ceiling with spotlights, electric points, radiator.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:73

Tenure

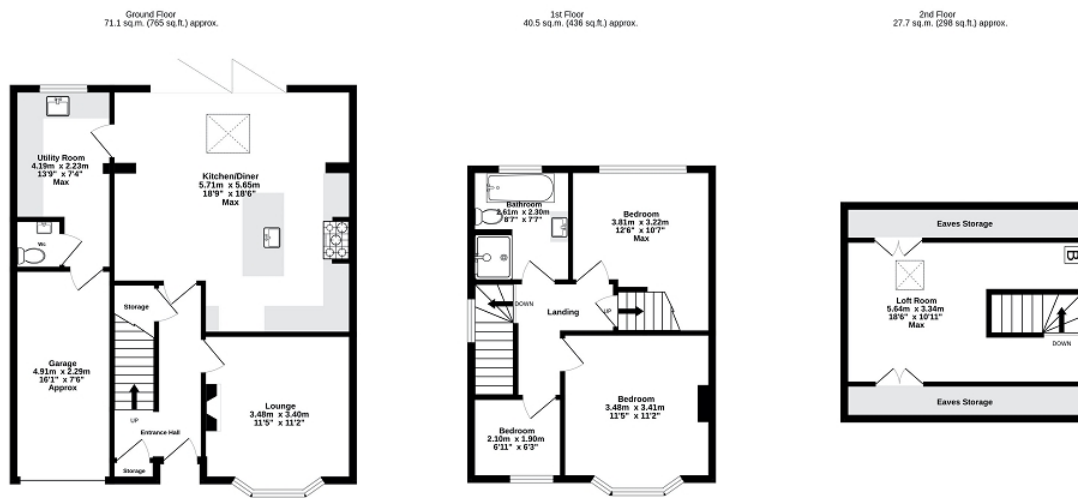
We are informed that the tenure is Freehold

Council Tax

Band C







TOTAL FLOOR AREA: 139.3 sq.m. (1500 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.

Made with Metropix ©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.