



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Park Place Tredegar

£85,000



- Charming End-Terraced Home
- Requires Updating & Modernising
- East Facing Garden
- Two Bedrooms Plus Dressing Room
- First Floor Bathroom
- Two Reception Rooms
- Kitchen Plus Pantry
- Walking Distance To Town, Schools & Local Amenities
- Chain Free | Ideal Investment Opportunity
- EPC: TBC | Tenure: Freehold | Council Tax: A

Ref: PRA11074

Viewing Instructions: Strictly By Appointment Only



General Description

This charming terraced property is offered chain-free and presents great potential for modernization. It features two double bedrooms, two reception rooms, and an east-facing rear garden.

Located to the south of the town in the Georgetown area, this home provides an excellent opportunity for a buyer to put their own stamp on it while enjoying a convenient location. As you step through the porch, you'll enter the first of two spacious reception rooms, complete with stairs leading to the first floor and access to the kitchen. To the rear is the kitchen with an additional pantry area and access to the garden. Upstairs, you'll find two double bedrooms and a dressing room, all served by a generously sized four-piece bathroom suite. The property further benefits double-glazing throughout.

****Outside****

The east-facing rear garden features a low-maintenance paved area, as well as a storage shed, a WC, and access to the rear lane. There is unrestricted on-street parking available in front of the property.

****Situation****

The property's prime location provides easy access to local schools, the town center, and various amenities. Excellent transport links to the A465 Head of the Valleys road further enhance its appeal.

This home is ready for your personal touch and offers significant potential.

****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

Carpet as laid, hard wood and glazed door into Reception Room One.

Reception Room 1

Carpet as laid, textured ceiling, radiator, hard wood and glazed sliding doors to Reception Room 2, uPVC and double-glazed window to front.

Reception Room 2

Carpet as laid, gas coal effect fire within a wooden surround, radiator, obscured single glazed window to Kitchen, wood open stair case to first floor, door to Kitchen.

Kitchen

Tiled flooring, range of base and wall units, tiled splashbacks, stainless steel sink and drainer, space for washing machine, concertina sliding door to Pantry/Storage Cupboard, uPVC and obscured double-glazed door to rear.

Landing

Carpet as laid, door to Bedroom 1, door to Bedroom 2, loft access.

Bedroom 1

Carpet as laid, built in wardrobes and over bed storage, radiator, uPVC and double-glazed window to front.

Bedroom 2

Carpet as laid, radiator, built-in wardrobes, loft access, uPVC and double-glazed window to rear, door to Dressing Room.

Dressing Room

Carpet as laid, built-in wardrobes, radiator, door to Bathroom, uPVC and double-glazed window to side.

Bathroom

Linoleum flooring, part-tiled/part hygienically clad walls, apricot bathroom suite with panel enclosed bath, pedestal wash hand basin, WC, shower enclosure with 'Triton' electric shower, extractor fan, uPVC and obscured double-glazed window to rear.

Rear Garden

Steps leading to concrete path leading to patio seating area. Door to WC. Door to block built storage shed.

Services

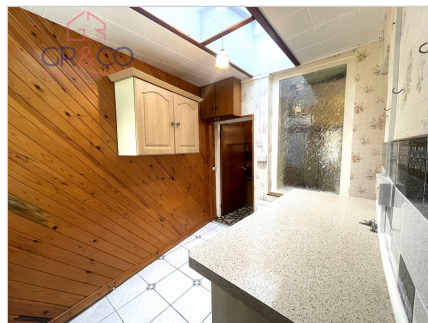
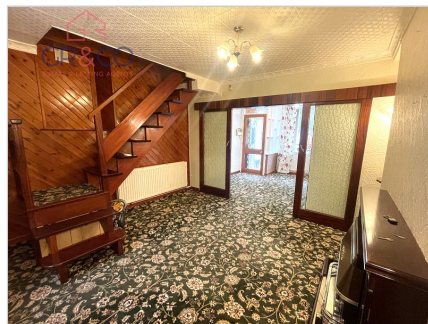
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

Council Tax

Band A





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.