



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Lamb Row  
Tafarnaubach  
Tredegar

£320,000



- Detached Family Home In Sought After Location
- Stunning Fitted Kitchen With Integrated Appliances
- Two Reception Rooms Plus Conservatory
- Three Well Appointed Bedrooms
- South-Facing Landscaped Garden
- Detached Garage And Driveway Parking
- Close To Bryn Bach Park Nature Reserve
- Good Transport Links
- Short Drive To Town & All Amenities
- EPC Rating: D | Council Tax Band: D | Tenure: Freehold

Ref: PRA10957

Viewing Instructions: Strictly By Appointment Only

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31, Commercial Street, Tredegar Blaenau Gwent, NP22 3DJ



# General Description

**\*\*VIDEO TOUR AVAILABLE\*\***

A spacious and sophisticated three bedroom detached family home. Immaculately detailed and finished throughout. Spanning over 1300 square feet with well appointed spaces and high end, modern features, whilst outside there is a driveway for multiple vehicles, a detached garage, and a superb south-facing garden.

Set within a wide and beautifully landscaped plot to the North of Bryn Bach Park, this much loved family home offers modern living in the sought after area of Tafarnaubach. Head up the large driveway to the entrance porch through to a welcoming hallway. To the right, you enter the lounge which is bright, yet warm, with its feature wall and stylish focal fireplace. A further reception room, currently used as a dining room, is just as immaculately decorated, and leads to the kitchen and light-filled conservatory room offering views of the garden all year round. The luxury kitchen is handsomely appointed with a generous suite of sage green cabinets, steel fittings, marbled worktops and a full suite of integrated appliances, including dishwasher, wine cooler, double oven and halogen hob with extractor. In the summertime, there is a wonderful decked seating area as you head out of the conservatory - perfect for dining al-fresco. To the first floor, there are three well appointed bedrooms, all served by a large, contemporary family shower room.

## OUTSIDE

To the rear and side of the property is a stunning landscaped and manicured garden, arranged for maximum enjoyment of sunshine and the surrounding views to include a decked patio area, greenhouse, shed, a pond, and a vegetable garden - perfect for at home entertaining with family and friends. This property also has a detached garage and driveway for ample parking.

## ADDITIONAL INFORMATION

EPC Rating | D

Council Tax Band | D (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 and Three - 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

Composite and obscured double-glazed door into Porch.

### Porch

Tiled flooring, wood panelled ceiling, white vertical radiator, uPVC and double-glazed windows to side, white gloss and glazed door to Entrance Hallway.

### Entrance Hallway

Tiled flooring, smooth ceiling with spotlights, radiator, door to useful under stairs storage cupboard, carpeted stairs to first floor, white gloss door to Lounge.

### Lounge (14' 3" x 13' 0") or (4.35m x 3.95m)

Tiled flooring, smooth ceiling, radiator, electric log effect bluetooth operated fire, radiator, entrance to Dining Room, large uPVC and double glazed window to front.

### Dining Room (11' 6" x 8' 4") or (3.51m x 2.55m)

Tiled flooring, smooth ceiling, radiator, entrance to Kitchen, uPVC and double glazed doors to Conservatory.

### Conservatory (13' 2" x 9' 7") or (4.01m x 2.92m)

Laminated flooring, uPVC and double glazed windows all round, tinted roof windows, electric radiator, uPVC and double glazed door to Kitchen, uPVC and double glazed door to rear garden.

## Kitchen (12' 4" Max x 12' 1" Max) or (3.76m Max x 3.68m Max)

Range of base and eye level sage green cabinetry, integrated halogen hob, integrated double oven, integrated dishwasher, integrated fridge, integrated wine cooler, integrated washing machine, integrated recycling bins, integrated larder unit, radiator, uPVC and double glazed window to rear, uPVC and double glazed window to rear, uPVC and double glazed door to Conservatory.

## Landing

L-shaped - carpet as laid, smooth ceiling with spotlights, white gloss door to Bathroom, white gloss doors to Bedrooms, uPVC and double glazed window to side.

## Shower Room (9' 9" x 6' 9") or (2.98m x 2.06m)

Laminated flooring, smooth ceiling, double walk in shower enclosure with mains shower over, wash hand basin with multi storage units, W.C., white vertical radiator, extractor fan, uPVC and obscured double-glazed window to rear.

## Bedroom 1 (12' 3" x 10' 11") or (3.73m x 3.32m)

Carpet as laid, smooth ceiling, radiator, built in wardrobes, over-bed storage, dressing table, uPVC and double glazed window to rear.

## Bedroom 2 (11' 5" x 10' 4") or (3.49m x 3.15m)

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

## Bedroom 3 (8' 2" x 6' 9") or (2.49m x 2.05m)

Carpet as laid, textured ceiling, radiator, built in wardrobes, radiator, uPVC and double glazed window to front.

## Front of property

A concrete printed driveway with parking for several vehicles leads to the front door, a low maintenance graveled area to the left and a detached garage. There is gated access either side to surrounding gardens.

## Detached Garage (18' 10" x 10' 6") or (5.74m x 3.19m)

Vehicular door to the front and pedestrian door to the side.

## Rear Garden

The rear and side landscaped gardens enjoys a southerly aspect within boundary walls and fencing.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band D

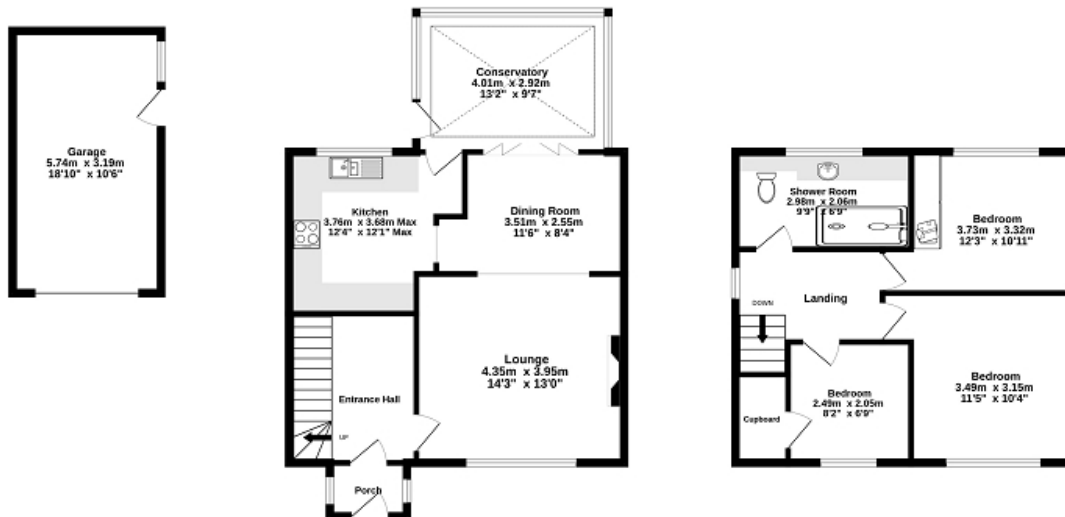






Ground Floor  
75.8 sq.m. (816 sq.ft.) approx.

1st Floor  
45.6 sq.m. (491 sq.ft.) approx.



TOTAL FLOOR AREA: 121.4 sq.m. (1307 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.