

## Market Street Tredegar

£115,000



- End Terraced Home Centrally Located, a Short Walk from Town
- Three Good-Sized Bedrooms
- Two Reception Rooms
- Solid Oak Kitchen With Range Cooker
- Enclosed Low Maintenance Rear Garden
- No Forward Chain
- Large First Floor Bathroom
- Condensing Gas Combi-Boiler
- Walking Distance To Shops, Amenities & Secondary School
- EPC: D | Council Tax: A | Tenure: Freehold

**Ref: PRA11088**

Viewing Instructions: Strictly By Appointment Only



## General Description

Nestled in a convenient location, this well-presented three-bedroom end-terraced home blends timeless charm with modern comfort. Offered chain-free, this property is sure to impress first-time buyers, down-sizers, and investors alike.

Ideally located close to the town centre, this home is surrounded by a variety of shops, schools, parks, and transport links, all just a short walk away. The property features bright and spacious living accommodation throughout and has recently been modernised with new flooring and freshly painted walls.

As you enter through the welcoming hallway, you'll find a neutrally decorated lounge with a front aspect. At the rear, there is an additional reception room that is both inviting and spacious, enhanced by stylish laminate flooring and a staircase leading to the first floor.

The fitted oak kitchen is both practical and contemporary, providing ample storage and a range oven. It also offers direct access to the rear garden, effectively blending indoor and outdoor living.

Upstairs, there are three generously sized bedrooms, perfect for a growing family, a home office, or as guest rooms, all served by a large three-piece bathroom suite.

Outside, the enclosed rear garden has been designed for easy maintenance, featuring a courtyard and a paved seating area that provides a private and comfortable space to unwind.

### \*\*LOCATION\*\*

Located on a one-way street just a stone's throw from the town centre within close proximity to shops, schools, and amenities. Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales, steeped in natural history and surrounded by breath-taking landscapes. It offers excellent outdoor spaces for exploration and enjoyment. The popular Bedwellty Park and Bryn Bach Park are just a short distance away, while the stunning Brecon Beacons (Bannau Brycheiniog) is within half an hour's drive. The area is well-served by schools for all ages, catering to both primary and secondary education needs.

For commuters, Tredegar is conveniently situated just off the A465 Heads of the Valley link road, providing easy access to Cardiff (approx. 23 miles), Swansea (approx. 40 miles) and beyond. The nearby train stations in Ebbw Vale and Rhymney offer regular direct routes to the city of Cardiff within an hour.

### \*\*ADDITIONAL INFORMATION\*\*

EPC Rating | D

Council Tax Band | A (at the date the property was listed)

Tenure | We are informed that the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Local Authority | Blaenau Gwent County Council

Parking | There is on-street parking to the front of the property.

Services | We understand that the property is connected to mains gas, electricity, water and drainage.

Broadband | Standard and Superfast 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.

### \*\*AGENTS NOTE\*\*

\*Consumer Protection from Unfair Trading Regulations 2008\*

Whilst every effort has been made to ensure 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 Entrance Hall.

### Entrance Hall

Laminate flooring, smooth ceiling, radiator, white gloss door to Lounge, white gloss door to Dining Room.

### Lounge (12' 1" x 11' 9") or (3.69m x 3.57m)

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

### Dining Room (16' 0" Max x 15' 2" Max) or (4.87m Max x 4.63m Max)

Laminated flooring, smooth ceiling, radiator, white gloss door to Kitchen, carpeted stairs to first floor, uPVC and double-glazed window to rear.

## Kitchen (15' 5" x 6' 6") or (4.70m x 1.97m)

Linoleum flooring, smooth ceiling, range of base and eye level units with tiled splashbacks, composite sink, 'Belling' range cooker, radiator, uPVC and double-glazed window to side, uPVC and obscured double-glazed door to side.

## Landing

Carpet as laid, smooth ceiling, radiator, white gloss doors to Bedrooms, white gloss door to Bathroom, uPVC and obscured double-glazed window to side.

## Bedroom 1 (12' 1" x 6' 2") or (3.69m x 1.88m)

Laminated flooring, smooth ceiling, radiator, uPVC and double-glazed window to side.

## Bedroom 2 (10' 8" x 7' 5") or (3.26m x 2.25m)

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

## Bedroom 3 (12' 1" x 8' 7") or (3.69m x 2.62m)

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

## Bathroom (10' 8" x 7' 5") or (3.25m x 2.27m)

Linoleum flooring, smooth ceiling with extractor fan, panel-enclosed bath with mains shower over, pedestal wash hand basin, WC, radiator, cupboard housing 'Ideal' condensing combi-boiler, uPVC and obscured double-glazed window to rear.

## Rear Garden

Courtyard with steps leading to patio seating area within boundary walls and fencing.

## Services

Mains electricity, mains water, mains gas, mains drainage

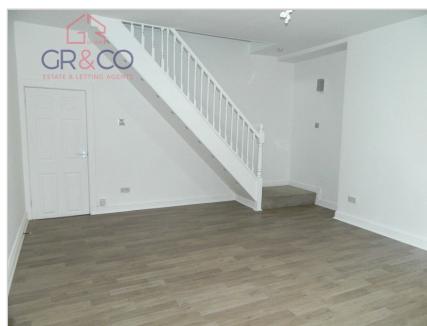
EPC Rating:57

## Tenure

We are informed that the tenure is Freehold

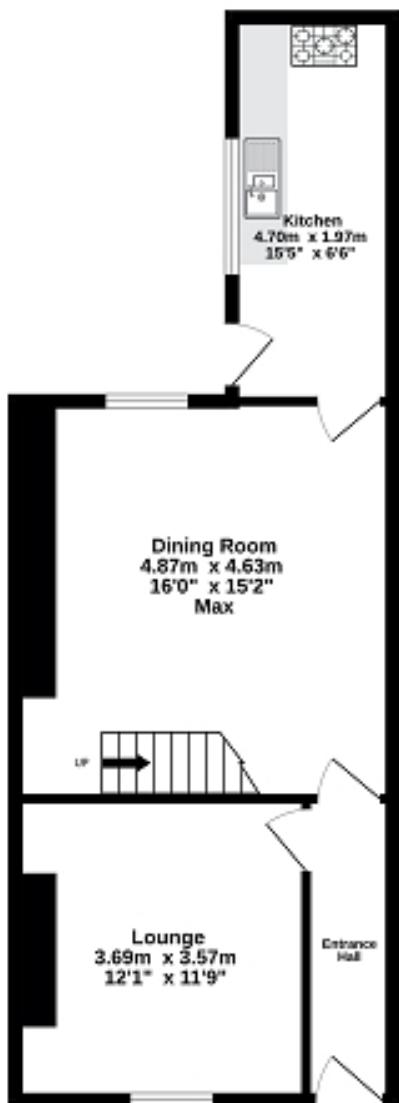
## Council Tax

Band A

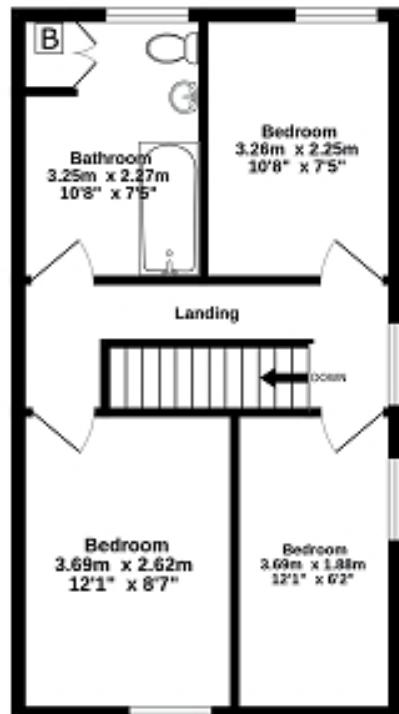




Ground Floor  
46.6 sq.m. (502 sq.ft.) approx.



1st Floor  
39.8 sq.m. (428 sq.ft.) approx.



TOTAL FLOOR AREA: 86.3 sq.m. (926 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.



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.