



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Beaufort Road
Tredegar

£260,000



- Beautifully Presented Four Bedroom Family Home
- Impressive Open Plan Kitchen / Dining / Family Area
- High Specification With A Quality Finish
- Master Bedroom With Ensuite And Juliette Balcony
- Two Reception Rooms, One With Feature Log-Burner
- South-East Facing Landscaped Garden
- First Floor Family Bathroom | Ground Floor W/C
- Good Transport Links | Close To All Amenities
- Off Road Parking Available
- EPC: C | Tenure: Freehold | Council Tax: C

Ref: PRA11098

Viewing Instructions: Strictly By Appointment Only

General Description

Nestled on a substantial plot in a convenient location, this modern 4-bedroom semi detached house has been thoughtfully extended to create an exceptionally spacious and versatile family home spread across three generous floors.

Step inside to discover an impressive open plan kitchen/diner/family area - the true heart of the home. Featuring a sleek central island perfect for casual dining and socialising, this bright contemporary kitchen is fitted with granite worktops and a range of integrated appliances. The ground floor further benefits from a cloakroom and two separate reception rooms, offering flexible living options - whether you prefer a formal lounge, cosy snug, home office, or playroom.

Ascend to the upper levels, where the master bedroom awaits on the top floor, providing a peaceful retreat with a luxurious en-suite bathroom and a beautiful Juliette balcony overlooking the garden. The remaining three well-proportioned bedrooms offer ample space for family, guests, or a growing household, all complemented by a contemporary family bathroom suite.

Outside, the front garden is neatly laid to lawn with a paved side access adding practicality. The highlight is the rear south-east facing garden, beautifully landscaped for a year-round enjoyment; an artificial lawn ensures evergreen appeal with minimum upkeep, leading to a raised patio ideal for al-fresco dining and soaking up the sun. Completing the garden is a wooden garden room. Beyond the fence lies convenient off-road parking available on a first come, first-served basis.

SITUATION

Step outside, and you are ideally located in a popular residential area between the towns of Tredegar and Ebbw Vale, yet within close proximity to Sirhowy Woodlands; popular with walkers and nature lovers alike. Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales. Steeped in natural history and surrounded by natural beauty, it offers great outdoor spaces to discover and enjoy. The popular Bedwellty Park and Bryn Bach Park are a short distance away and the famous Brecon Beacons (Bannau Brycheiniog) and all the beauty this has to offer is within half hour drive. It is well served by schools for all ages at both primary and secondary level.

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 the 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 (10' 2" Max x 3' 11" Max) or (3.10m Max x 1.20m Max)

Porcelain tiled flooring, smooth ceiling, radiator, white gloss door to WC, white gloss and glazed door to Lounge, white gloss and glazed door to Kitchen/Diner, white gloss door to useful under stairs storage cupboard, carpeted stairs to first floor.

WC (3' 3" x 2' 11") or (1.00m x 0.90m)

Tiled flooring, part tiled walls, smooth ceiling with spotlights, WC, wash hand basin with vanity unit, uPVC and obscured double-glazed window to side.

Lounge (11' 10" x 11' 1") or (3.61m x 3.38m)

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

Kitchen / Diner (20' 4" x 13' 9") or (6.19m x 4.18m)

Porcelain tiled flooring, smooth ceiling with spotlights, range of dark blue base and wall units, large central island with seating for 6+, plus storage and wine fridge, space for range cooker, integrated dishwasher, integrated washing machine, integrated microwave, space for American fridge-freezer, radiator, uPVC and obscured double-glazed door to rear, uPVC and double-glazed window to side.

Family Room (11' 6" x 11' 4") or (3.51m x 3.45m)

Porcelain tiled flooring, smooth ceiling, log burner, radiator, uPVC and double-glazed window to rear, uPVC and double-glazed patio doors to side.

Landing

Carpet as laid, smooth ceiling with spotlights, radiator, white gloss door to Bathroom, white gloss door to Bedrooms, white gloss door to storage cupboard, carpeted stairs to second floor.

Family Bathroom (11' 10" x 5' 3") or (3.60m x 1.60m)

Porcelain tiled flooring, porcelain tiled walls, smooth ceiling with spotlights, extractor fan, panel-enclosed bath with mains shower over, wash hand basin with vanity unit, WC, radiator, chrome vertical towel radiator. uPVC and obscured double glazed window to rear.

Bedroom 1 (12' 2" x 12' 0") or (3.72m x 3.65m)

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

Bedroom 2 (11' 11" x 11' 1") or (3.62m x 3.37m)

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

Bedroom 3 (8' 0" x 7' 10") or (2.45m x 2.40m)

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

Master Bedroom (17' 8" x 11' 8") or (5.39m x 3.56m)

Carpet as laid, smooth ceiling with spotlights, 2x Velux windows to front, built-in storage cupboard plus under-eaves storage, white vertical radiator, white gloss door to Ensuite, 2x uPVC and double-glazed doors to Juliette Balcony.

En Suite (7' 3" x 5' 11") or (2.20m x 1.80m)

Porcelain tiled flooring, porcelain tiled walls, smooth ceiling, extractor fan, double shower enclosure with mains shower over, wash hand basin with vanity unit beneath, WC, white vertical radiator, uPVC and obscured double-glazed window to rear.

Rear Garden

Paved patio seating area with steps leading to artificial lawn and further porcelain tiled seating area. Garden Room. Gated access to rear lane.

Front of property

Patio steps leading to front entrance flanked with lawn, all within boundary fencing and mature hedges.

Services

Mains electricity, mains water, mains gas, mains drainage

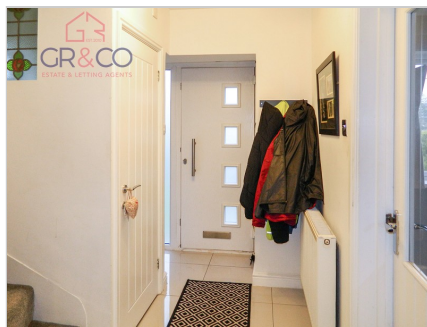
EPC Rating:70

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C





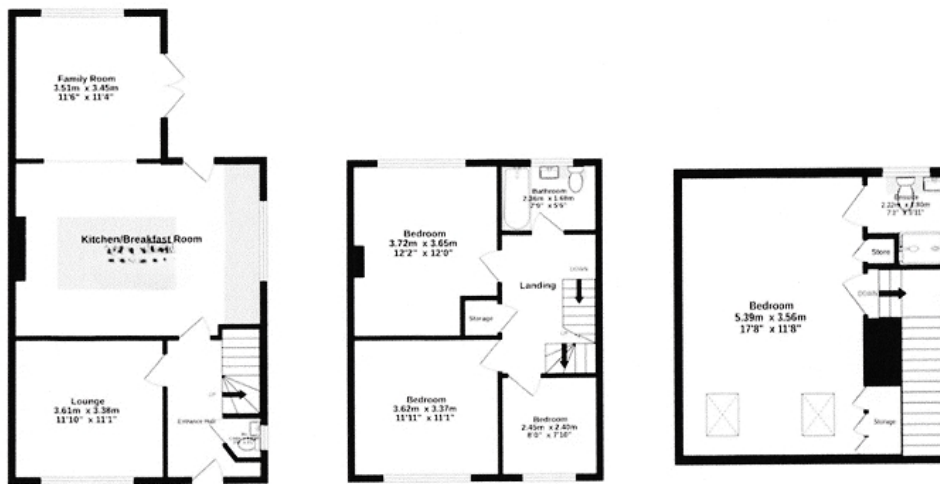
GR&CO
ESTATE & LETTING AGENTS

EST 2010

GR&CO

SALES & LETTINGS
MORTGAGES & INSURANCE

01495 723 265
www.gregrobertsandco.co.uk



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.