



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Birchgrove Bungalow Ashvale Tredegar

£255,000



- Beautifully Presented Detached Bungalow
- Nestled On Extensive Level Plot Within Private Cul-De-Sac
- Driveway Parking For 3+ Vehicles
- Two Good Sized Double Bedrooms
- Modern Fitted Kitchen Plus Utility Room
- Spacious Open Plan Living Area
- Large Versatile Basement Room (Currently Unused)
- Four Piece Family Bathroom | Separate W.C.
- Close To Shops And Local Amenities
- EPC Rating: C | Council Tax Band: D | Tenure: Freehold

Ref: PRA10934

Viewing Instructions: Strictly By Appointment Only

General Description

A unique and beautifully presented detached bungalow located in a private cul-de-sac location, offering flexible and spacious living accommodation with ample driveway parking. Additional space is waiting to be discovered in the form of a large basement which spans the entire footprint of the property that sits one level above it.

As you step into the property, you are immediately greeted by a sense of warmth and homeliness in the generous open plan living area with feature fireplace - the ideal space for relaxation and entertainment. The living area seamlessly connects to the modern fitted kitchen. To the right, there is a good sized utility room which compliments the kitchen. To the left of the living space, the large master bedroom awaits, featuring a spacious layout alongside a well-appointed bathroom with all the necessary facilities. A further double bedroom with adjacent W.C. is located at the opposite end of the property. From here, there is access to a large basement room (which is currently unused), offering great potential to further extend and update the property if required.

Externally, Birchgrove Bungalow boasts off-road parking for several vehicles on the gated driveway, providing a hassle-free parking solution for residents and visitors alike. The level enclosed garden/grounds are beautifully maintained offering a private outdoor retreat perfect for gardening, leisure, or social gatherings.

SITUATION

Situated only a short distance to the open spaces of Bryn Bach Parc Nature Reserve, this property is perfectly positioned to enjoy the lovely local walks on offer. Within Tredegar town there is a high street which provides an array of local shops, restaurants, public houses, a post office and a Lidl supermarket. It is steeped in natural history and surrounded by natural beauty.

Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales and 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 nearest train stations are a short drive to nearby Ebbw Vale and Rhymney.

ADDITIONAL INFORMATION

Local Authority | Blaenau Gwent County Council

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

Broadband | Standard, superfast and ultrafast broadband is available according to OFCOM, subject to providers terms and conditions.

Mobile | Three and O2 - Likely indoor coverage - EE, Three, O2, Vodaphone - Likely outdoor coverage according to OFCOM.

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.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

Accommodation

Entrance

uPVC and double-glazed door into Open Plan Kitchen/Lounge/Diner.

Open Plan Kitchen/Lounge/Diner (33' 10" x 13' 11") or (10.30m x 4.24m)

Laminated flooring, smooth ceiling, 2x radiators, electric log effect fire, 2x Velux roof lights.

Kitchen

White gloss base and eye level units, stainless steel sink and drainer, space for cooker, space for fridge/freezer, extractor fan, uPVC and double-glazed patio doors to side, door to Hallway.

Hallway

Access to Bathroom, access to Bedroom One, radiator.

Bathroom (9' 11" x 8' 8") or (3.02m x 2.64m)

Tiled flooring, smooth ceiling, full length vanity unit, wash hand basin, W.C., walk-in double shower enclosure with mains shower, radiator, extractor fan, uPVC and obscured double-glazed window to front.

Bedroom 1 (14' 1" x 11' 11") or (4.30m x 3.63m)

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

Lobby

Laminated flooring, smooth ceiling, door to W.C., door to Utility Room.

Utility Room (9' 5" x 7' 9") or (2.86m x 2.35m)

Carpet as laid, smooth ceiling, 2x velux roof windows, radiator, space for washing machine, space for tumble dryer.

WC

Laminated flooring, smooth ceiling, wash hand basin with vanity unit beneath, W.C., radiator, loft access, uPVC and double-glazed window to garden, door to Bedroom Two.

Bedroom 2 (13' 11" x 9' 8") or (4.24m x 2.94m)

Carpet as laid, smooth ceiling, radiator, white gloss doors to cupboard housing 'Baxi' combi-boiler, trap door with steps leading to Basement, uPVC and double-glazed window to front.

Basement (52' 0" Max x 35' 5" Max) or (15.85m Max x 10.79m Max)

Extensive basement room, fitted with two radiators (currently unused).

Grounds

Double wooden swing gates leading to graveled driveway providing parking for several vehicles.
Low maintenance paved patio and stone areas with raised flower beds/borders, all within boundary walls and fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:75

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D

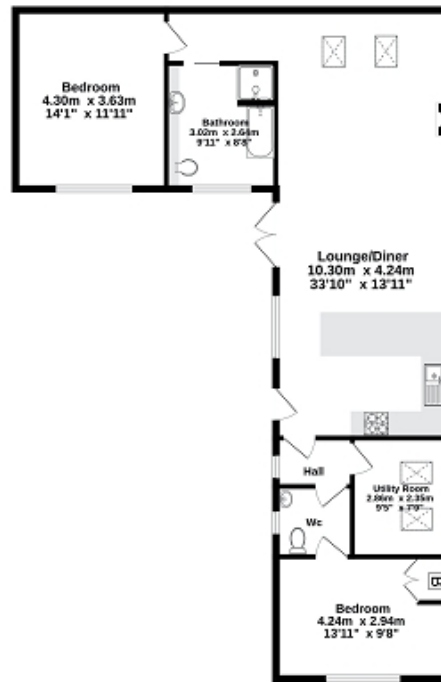
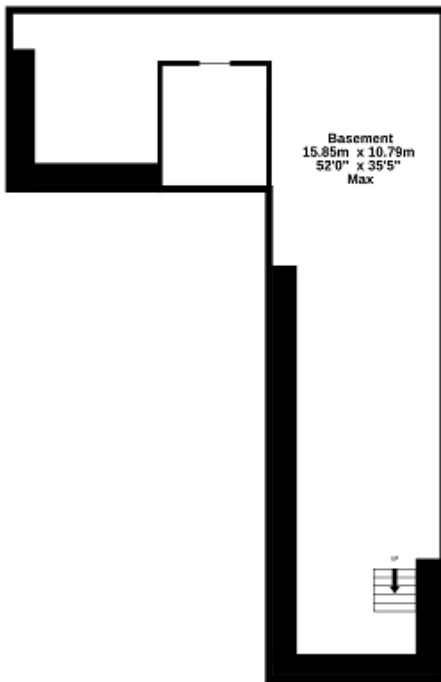






Basement
82.3 sq.m. (886 sq.ft.) approx.

Ground Floor
94.1 sq.m. (1013 sq.ft.) approx.



TOTAL FLOOR AREA: 176.4 sq.m. (1896 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other details are approximate and no responsibility is taken for any error, omission or misstatement. 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.

