



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

St James Park Tredegar

£350,000



- Modern Detached Family Home
- Stunning Kitchen Plus Utility Room
- Spacious Lounge / Diner With French Doors
- South Facing Garden With Lovely Views
- Four Bedrooms With Master Ensuite
- Ample Driveway Parking And Integral Garage
- Contemporary Bathroom
- Picturesque Location With Countryside Walks
- Large Garden Summer House & Decked Seating Areas
- EPC: C | Tenure: Freehold | Council Tax: E

Ref: PRA11035

Viewing Instructions: Strictly By Appointment Only

General Description

Offering an abundance of living space (1310 sq ft) and located in a sought after spot on the outskirts of the town is this superb four bedroom detached family home with south-facing garden, picturesque views, driveway parking and an integral garage.

This substantial property offers an incredible space with generous room dimensions, wonderful gardens and ample parking, all nestled in a quiet cul-de-sac location with beautiful countryside walks and views on your doorstep.

The house opens into a welcoming entrance hall with a cosy sitting room/snug to the left. There is a large living/dining room with French doors opening onto the decked seating area in the garden - perfect for entertaining and/or dining al fresco. The modern kitchen features on-trend two-tone shaker cabinetry with marble effect worktops, range cooker and a breakfast island. For added convenience, there is a downstairs cloakroom WC and a separate utility area offering additional space for appliances/storage and external access to the side of the house.

Upstairs, there are four well appointed bedrooms with fitted wardrobes, all served by a three piece family bathroom. The principal bedroom has an en-suite shower room with feature rounded stained glass window.

Externally, the south-facing garden is level with two decked seating areas, one with a useful canopy pergola. A generously sized summer room provides further living space for a variety of uses such as home gym, bar, workshop or perhaps a home office. To the front, there is a brick paved driveway with ample parking for several vehicles and access to the garage (currently used as a gym) which offers additional storage within the roof.

ADDITIONAL INFORMATION

EPC Rating | C

Council Tax Band | E (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, O2 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

uPVC and double glazed door into Entrance Hallway.

Entrance Hallway

Tiled flooring, smooth ceiling, radiator, door to Dining Room, door to Lounge/Diner, door to W/C, door to Kitchen, door to useful under stairs storage cupboard, carpeted stairs to first floor.

Dining Room (9' 5" x 8' 10") or (2.87m x 2.69m)

Tiled flooring, textured ceiling, radiator, uPVC and double glazed window to front.

Lounge / Diner (22' 10" x 16' 4" Max) or (6.95m x 4.98m Max)

L-Shaped. Tiled flooring, textured ceiling, three radiators, uPVC and double glazed window to front, uPVC and double glazed window to rear, uPVC and double glazed French doors to rear.

WC

Tiled flooring, textured ceiling, W/C, wash hand basin, chrome vertical radiator, extractor fan.

Kitchen (10' 6" x 8' 6") or (3.20m x 2.60m)

Tiled flooring, smooth ceiling with spotlights, range of light grey base units and dark grey wall units, stainless steel sink and drainer, breakfast bar, 5 burner range cooker with 4 ovens, white wall mounted vertical radiator, entrance to Utility Room. uPVC and double glazed window to rear.

Utility Room (7' 10" x 5' 6") or (2.39m x 1.68m)

Tiled flooring, smooth ceiling, worktop with units beneath, stainless steel sink and drainer, space for washing machine, space for American fridge-freezer, wall mounted 'Baxi' combi boiler, uPVC and double glazed window to rear, uPVC and double glazed door to side.

L-shaped Landing

Carpet as laid, smooth ceiling, white gloss doors to Bedrooms, white gloss door to Bathroom, white gloss door to useful storage cupboard, loft access.

Bedroom 1 (12' 9" x 9' 7") or (3.88m x 2.91m)

Wood flooring, textured ceiling, radiator, built in wardrobes, over bed storage and dressing table, uPVC and double glazed window to front, white gloss door to Ensuite.

En Suite

Linoleum flooring, hygienically clad ceiling with spotlights and extractor fan, double shower enclosure with mains shower over with further extractor fan, WC, wash hand basin with vanity unit beneath, chrome vertical radiator, round decorative window to front.

Bedroom 2 (9' 7" x 8' 2") or (2.92m x 2.48m)

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

Bedroom 3 (9' 11" x 8' 2") or (3.01m x 2.48m)

Wood flooring, textured ceiling, built in wardrobe and drawers, uPVC and double glazed window to rear.

Bedroom 4 (12' 8" x 9' 5") or (3.85m x 2.87m)

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

Front of property

Blocked paved driveway with parking for 4+ vehicles. Garage with up and over door. Lawned garden with gated access to rear.

Garage (16' 9" x 7' 10") or (5.10m x 2.39m)

Up and over door. Electric supply.

Rear Garden

Level lawned garden with two separate decked areas, one with pergola. Garden room with seating and storage, further wooden storage shed, all within boundary fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

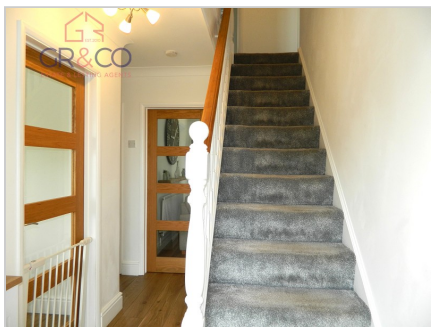
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Tenure

We are informed that the tenure is Freehold

Council Tax

Band E

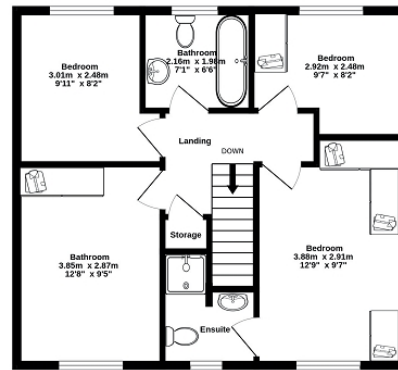
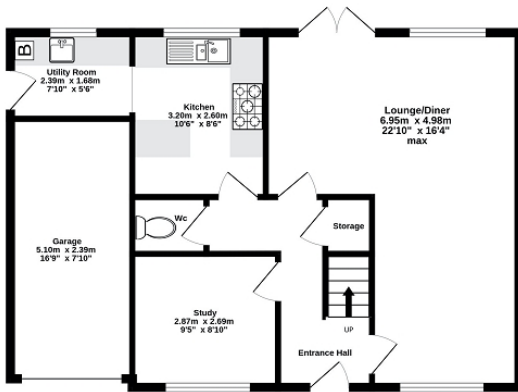






Ground Floor
69.1 sq.m. (743 sq.ft.) approx.

1st Floor
52.8 sq.m. (568 sq.ft.) approx.



TOTAL FLOOR AREA: 121.8 sq.m. (1311 sq.ft.) approx.

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