



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

'Alma Ria' Brynbach Street Tredegar

£160,000



- Spacious Detached Bungalow
- Full Renovation Opportunity
- Two Double Bedrooms
- No Onward Chain
- Large Attic Room
- Nestled On Substantial Plot
- Ideal Investment / Project
- Garage Plus Driveway
- Kitchen Plus Utility
- Close To Bryn Bach Park & Amenities

Ref: PRA11073

Viewing Instructions: Strictly By Appointment Only



General Description

A detached bungalow nestled on a generous plot that is in need of complete renovation. Featuring spacious living accommodation, a garage and driveway parking, the property is conveniently offered with no forward chain.

An entrance hallway leads to a large living/dining room with feature beams and fireplace. To the rear, is a kitchen with utility area and access to rear garden. Two double bedrooms, an accessible bathroom and WC complete the ground floor. Upstairs, there is a large attic room plus storage.

Outside, there is a wrap around garden that is laid mainly to lawn (currently overgrown) with border, hedges, trees and fencing. There is a driveway providing off road parking for one vehicle plus an integral garage.

This property offers a great deal of potential and would suit someone looking for a project or investment.

SITUATION

Step outside, and you are ideally located in a popular residential area within close proximity of the Bryn Bach Park, a designated local nature reserve that is popular with walkers and families. Nearby, there are local primary and secondary schools and a range of local amenities, including convenience stores and a Lidl supermarket.

Tredegar is located on the River Sirhowy in the Upper Sirhowy Valley in the heart of South East Wales. It is steeped in history and is surrounded by natural beauty. Situated just off the A465 'Heads of Valley' link road providing easy access to Cardiff (approx. 23 miles), Swansea (approx. 40 miles) and beyond. The railway stations are located in the nearby towns of Ebbw Vale (approx 2 miles) and Rhymney and provide direct routes to Cardiff within an hour.

Additional Information

EPC Rating | D

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

Hardwood and glazed door into Internal Porch.

Internal porch

Tiled flooring, smooth ceiling, hardwood and glazed door into Entrance Hallway.

Entrance Hallway

Tiled flooring, polystyrene tiled ceiling, door to Living/Dining Room, doors to Bedrooms, door to Kitchen, door to WC, door to Bathroom, door to Attic Room.

Living/Dining Room

Tiled flooring, textured ceiling, two radiators, uPVC and double glazed windows to front, side and rear, door to Kitchen.

Kitchen

Tiled flooring, wood panelled ceiling, base and wall units, door to Hallway, door to Utility Room, hard wood and single glazed window to rear.

Utility Room

Tiled flooring, polystyrene tiled ceiling, stainless steel sink, hard wood and glazed windows to rear, hard wood and glazed door to rear, door to Pantry.

Bedroom 1

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

WC

Tiled flooring, polystyrene tiled ceiling, WC, hard wood and glazed window to rear.

Bathroom

Non-slip flooring, part tiled walls, 'Mira' electric shower with accessible shower enclosure, pedestal wash hand basin, hard wood and glazed window to rear.

Bedroom 2

Tiled flooring, polystyrene tiled ceiling, radiator, wash hand basin, hard wood and single glazed window to rear.

Attic room

Boarded walls and ceiling, wall mounted 'Baxi' combi-boiler, doors to storage areas, uPVC and single glazed hard wood window to side.

Grounds

Driveway parking for one vehicle with access to a Garage. Wrap around garden within boundary walls and fencing.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:61

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C





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.