



45 School Street, New Tredegar, NP24 6DW

£154,995

Welcome to this delightful terraced house located on School Street in Elliots Town, New Tredegar. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

Having been in the current family for over 100 years, this house is filled with character and history. The quality throughout the property is evident, showcasing the care and attention that has been put into renovating and maintaining it over the years.

One of the standout features of this property is the loft room, providing a versatile space that could be used as an additional bedroom, a home office, or a playroom for the children. Imagine the possibilities!

The double extension adds valuable living space, giving you room to breathe and make this house your own. And the best part? This property is available with no chain, making the buying process smooth and hassle-free.

The accommodation comprises of entrance porch, lounge/dining room, kitchen/dining room, utility area, ground floor bathroom, three generous sized bedrooms and wc to the first floor and the aforementioned loft room.

ENTRANCE

Via obscured double glazed door.

PORCH

Plastered ceiling with inset spot lights, papered walls, laminate flooring, radiator, 1/2 glazed door to:-

LOUNGE/DINING ROOM

SEPARATED BY AN OPEN ARCH

LOUNGE 11'6" x 10'6" (3.52m x 3.21m)

Rear facing obscured double glazed window, plastered ceiling with feature alcove spot lights, plastered walls, modern hot stone effect electric fire on marble hearth with stone surround, continuation of laminate flooring, radiator, 1/2 glazed door to kitchen/dining room.

DINING ROOM 10'11" x 8'11" (3.33m x 2.73m)

Front facing double glazed window, plastered ceiling with feature alcove spot lights, plastered walls, continuation of laminate flooring, radiator.

KITCHEN/DINING ROOM

SEPARATED BY AN OPEN ARCH

DINING ROOM 9'5" x 8'8" (2.88m x 2.66m)

Plastered ceiling, plastered walls with feature papered chimney breast, breakfast bar, continuation of laminate flooring, vertical column radiator, storage cupboard, 1/2 glazed door to bathroom.

KITCHEN 18'6" x 4'4" (5.64m x 1.33m)

Double glazed French doors to rear, plastered ceiling with Velux roof window and inset spot lights, plastered walls with tiled splash backs, beech wood fitted kitchen with vast range of wall and base units with vast work surface space, ceramic bowl and 1/2 sink unit with drainer and mixer tap, integrated electric oven and gas hob with stainless steel chimney style cooker hood, space for fridge freezer, tiled floor, extractor, radiator, opens to:-

UTILITY AREA 7'8" x 2'6" (2.35m x 0.77m)

Side facing double glazed window, textured ceiling, textured walls with tiled splash backs, plumbing for washing machine, Combi boiler.

BATHROOM 11'4" x 5'11" (3.47m x 1.81m)

Rear facing obscured double glazed window, plastered ceiling with inset spot lights, plastered walls with tiled and panelled splash backs, white suite comprising of WC, pedestal wash hand basin, panel bath with mixer tap and mixer shower attachment and double shower cubicle with mixer shower, tiled floor, extractor, radiator.

STAIRS/LANDING

Plastered ceiling, plastered walls, radiator, stairs to loft room, doors to:-

BEDROOM ONE 14'9" max. x 10'0" max. (4.50m max. x 3.07m max.)

two front facing double glazed windows, plastered ceiling, plastered walls,, stained wood floor, original cast iron feature fireplace with wooden surround, radiator.

BEDROOM TWO 9'8" x 9'1" (2.95m x 2.77m)

Rear facing double glazed window, plastered ceiling, plastered walls, laminate flooring, radiator.

BEDROOM THREE 10'2" x 6'11" to wardrobes (3.10m x 2.12m to wardrobes)

Rear facing double glazed window, plastered ceiling, plastered walls, radiator, built in wardrobe with black glass sliding doors offering clothes rails, shelves, drawers and pull out baskets.

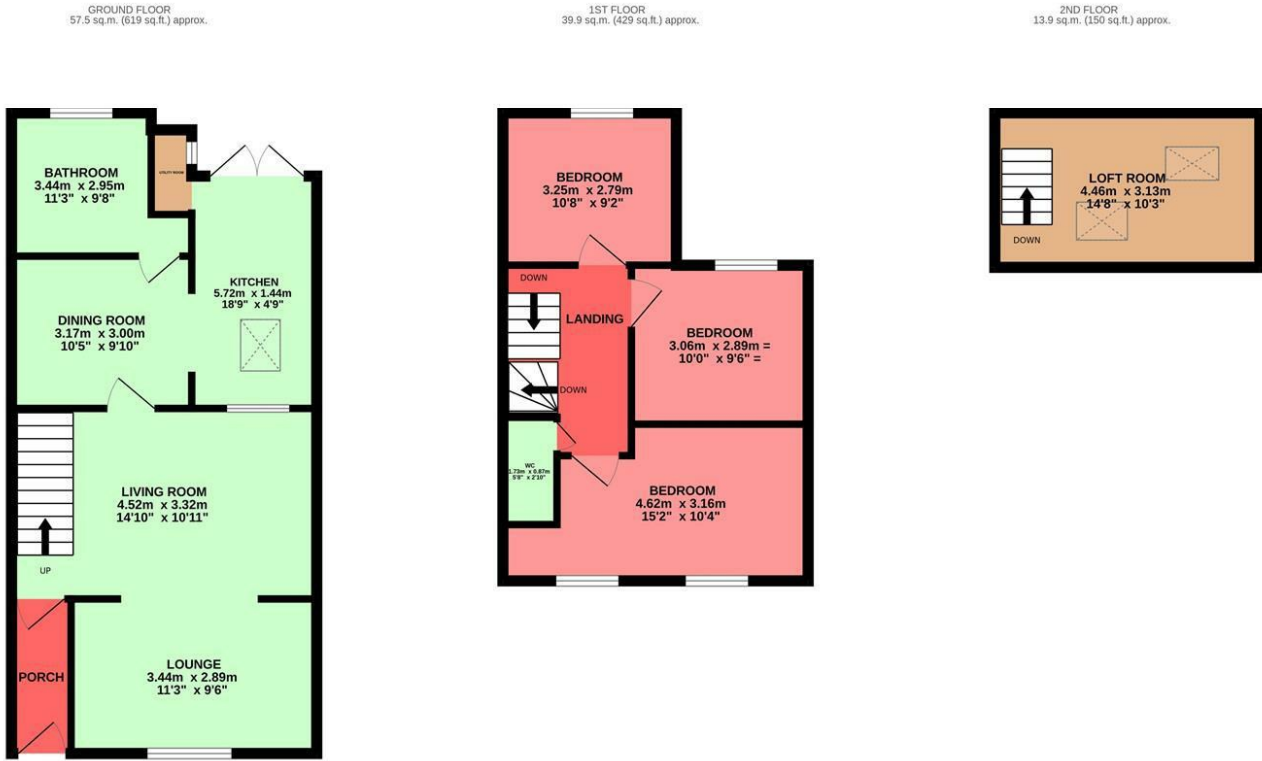
WC

Plastered ceiling, plastered walls with tiled splashbacks, white WC and wall mounted wash hand basin.

LOFT ROOM 14'2" max. x 11'6" max. (4.34m max. x 3.52m max.)

Front and rear facing Velux roof windows, plastered ceiling with inset spot lights, plastered walls, storage in eaves, radiator.

Floor Plan

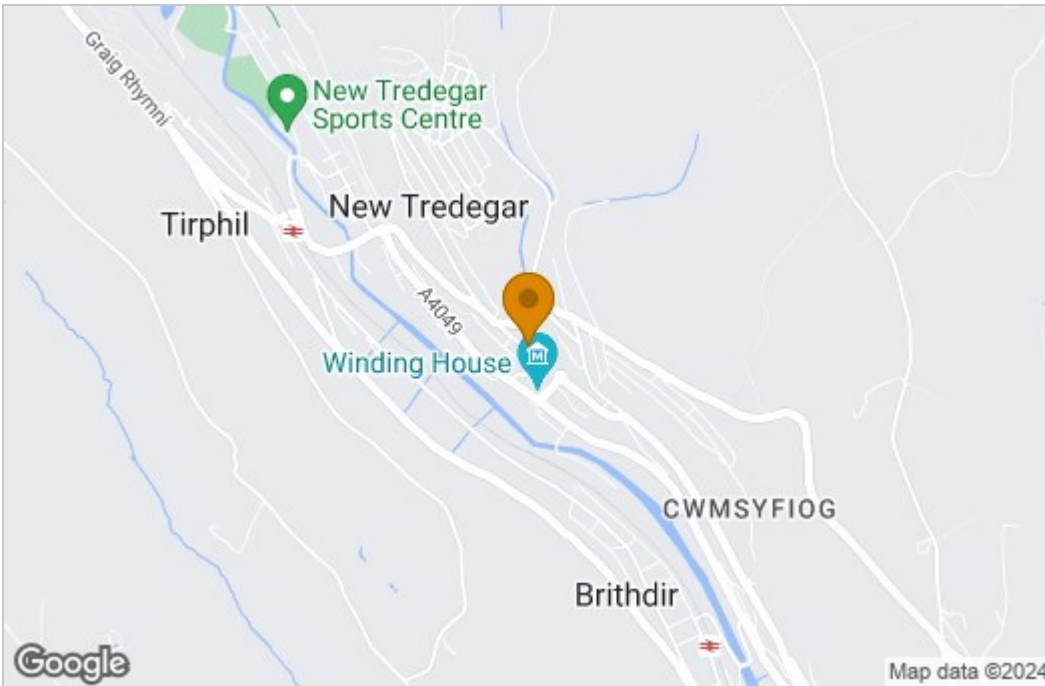


SCHOOL STREET, NEW TREDEGAR

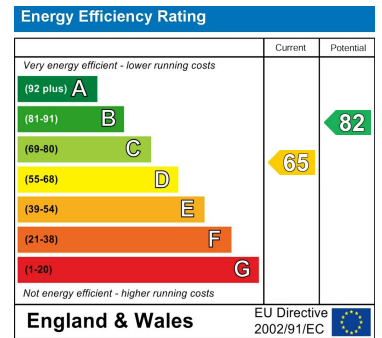
TOTAL FLOOR AREA: 111.3 sq.m. (1198 sq.ft.) approx.

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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Area Map



Energy Efficiency Graph



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