



Tredegar House

offers in excess of £150,000

- Highly sought-after location
- Allocated parking included
- Modern kitchen with natural light
- Excellent public transport links
- Local Amenities
- Immaculately presented
- Two well-proportioned bedrooms,
- EPC Rating: C



2 1 1



About the property

Welcome to this beautifully appointed two-bedroom flat, now available for sale in a highly sought after location. Perfectly positioned for ease of access to excellent public transport links, reputable nearby schools, and an array of local amenities, this property offers convenience and comfort in equal measure.

Upon entering the flat, you are welcomed into a spacious reception room, ideal for relaxing or entertaining guests. The modern kitchen is enhanced by generous natural light, creating a bright and airy atmosphere. With designated dining space, it is perfectly suited for both casual meals and more formal gatherings.

The two well-proportioned bedrooms offer comfortable accommodation, providing ample space for relaxation, study, or storage. The sleek bathroom is presented to a modern standard.

Enhancing the appeal of this property is the excellent EPC rating of C, ensuring greater energy efficiency and potentially lower utility costs. Additionally, this flat falls within council tax band C, providing manageable outgoings for future owners.



Accommodation

Entrance Hallway

Bedroom One

8' 5" x 9' 1" (2.57m x 2.77m)

Kitchen/Diner

14' 4" Max x 12' 4" Max (4.37m Max x 3.76m Max)

Bathroom

Stairs To First Floor

Lounge

19' 6" Max x 12' 4" Max (5.94m Max x 3.76m Max)

Hallway

Bedroom Two

9' 1" Max x 11' 8" Max (2.77m Max x 3.56m Max)

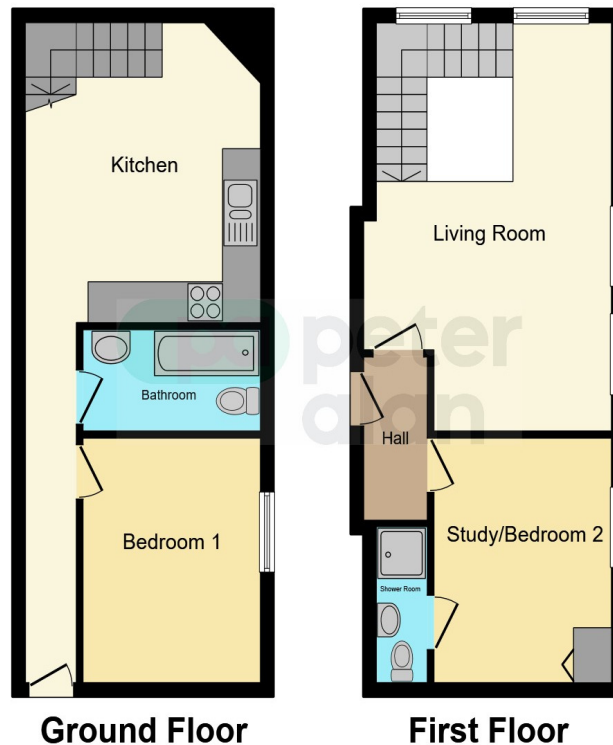
Ensuite

Outside

01495 231199

blackwood@peteralan.co.uk

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let