



3 TY BRYN. TREDEGAR. NP22 3QN

£130,000

****VACANT PROPERTY****

****NO CHAIN****

****FREE LEGALS (T&C apply)****

****PART EXCHANGE WELCOME, HIGHER OR LOWER VALUE ACCEPTED****

A spacious and well presented 2 bedroom semi detached property, positioned on a quiet residential street in the sought after area of Tredegar. Close to local amenities with the town centre within walking distance, good schools and excellent road/transport links... this property is not to be missed!

The ground floor comprises of entrance hallway with built in storage, generous lounge/diner with direct access to the rear garden via attractive French doors and a well proportioned kitchen with plenty of cupboard space and room for appliances, integrated oven, hob, extractor fan and further direct access to the rear garden.

On the First floor are two excellent sized double bedrooms and the family bathroom with shower over bath, low level WC and vanity sink unit with wall mirror.

Internally the property is very well presented and benefits from gas central heating and double glazed windows.

To the rear of the property sits an ample sized, paved garden with storage shed and rear gated access. To the front sits two designated parking spaces.

The vendor has indicated this is a freehold property, to be confirmed by a solicitor.

ENTRANCE HALLWAY

Entrance hallway with built in cupboard storage and doors leading to the lounge/diner and kitchen.

LOUNGE/DINER

15'03 x 13'0 (4.65m x 3.96m)

Spacious lounge/diner with feature fireplace and French doors leading to the rear garden.

KITCHEN

9'10 x 7'04 (3.00m x 2.24m)

Excellent sized kitchen with plenty of cupboard space and room for appliances, integrated oven, hob and extractor fan and direct access to the rear garden.

BEDROOM ONE

11'03 x 9'08 (3.43m x 2.95m)

Spacious double bedroom with window overlooking the rear garden and built in storage cupboard.

BEDROOM TWO

10'11' x 9'01 (3.33m' x 2.77m)

Second spacious double bedroom with window overlooking the rear garden.

BATHROOM

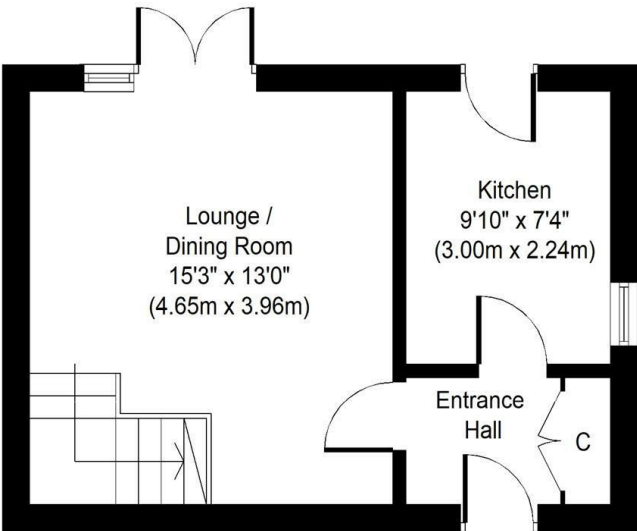
Bright family bathroom with shower over bath, low level WC and vanity sink unit with wall mirror.

OUTSIDE SPACE

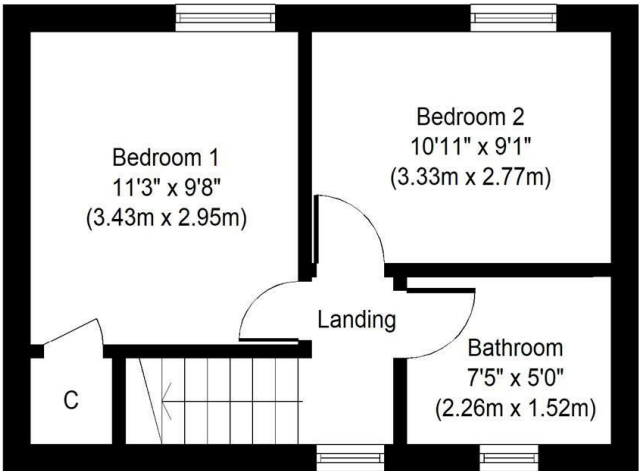
22'11 x 21'01 (6.99m x 6.43m)

To the rear of the property sits a well sized, paved garden with an excellent storage shed, along with rear gated access. To the front are two designated parking spaces.

FLOOR PLAN



Ground Floor
Approximate Floor Area
313 Sq. ft.
(29.1 Sq. m.)



First Floor
Approximate Floor Area
313 Sq. ft.
(29.1 Sq. m.)

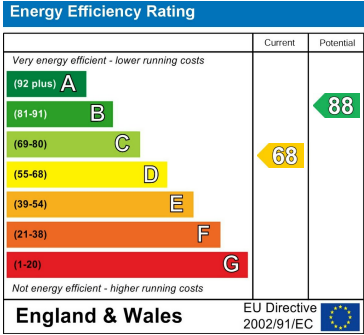
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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