



Selling with us

Property Details Approval Form

31 Larch Lane, Tredegar,
Gwent, Wales, NP22 4FA

Date: 06 May 2025

Property Ref and Version: EBV100414 - 0007

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

£230,000

Tenure: Freehold

Key Features

- Council Tax Band D
- Immaculate condition
- Secure garage
- Four generous bedrooms
- Downstairs toilet
- Ideal for family
- EPC Rating: C

Short Description

This magnificent terraced house, located in a sought-after area close to local amenities, features four spacious bedrooms, a high-standard kitchen, a luxurious ensuite master bedroom, a garage, and is in immaculate condition, making it an ideal family home with excellent energy efficiency.

Long Description

Presenting to the market a magnificent terraced house listed for sale, situated in a sought-after location, offering close proximity to local amenities. This stunning property is in immaculate condition, reflecting the utmost care and attention by the previous occupants.

The house boasts a well-appointed reception room, providing a welcoming space for family gatherings or entertaining guests. The kitchen is designed to a high standard, offering plenty of storage and workspace, ideal for home cooking or entertaining.

This property flaunts four generously sized bedrooms, providing ample space for a growing family or for those wishing to accommodate guests. The master bedroom benefits from a luxurious ensuite, offering an additional layer of privacy and convenience. There is also a downstairs toilet, a unique feature that adds to the functionality of this home.

One of the standout features of this terraced house is the garage, offering secure parking or additional storage space, depending on your needs.

The property is rated EPC 'C', indicating a relatively high level of energy efficiency, which could result in lower energy costs. It falls under Council Tax Band 'D', which should be taken into consideration when budgeting for this home.

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This home is an ideal pick for families, due to its abundance of space and its location in a desirable neighbourhood. Overall, this property represents an excellent opportunity for those seeking a premium quality home.

Directions

Agent Note

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Room Description

Bedroom 1

18' 4" x 10' 6" (5.59m x 3.20m)

En Suite

6' 7" x 8' 6" (2.01m x 2.59m)

Bedroom 2

11' x 9' 2" (3.35m x 2.79m)

Bedroom 3

10' 1" x 9' 4" (3.07m x 2.84m)

Bedroom 4

6' 6" x 6' 5" (1.98m x 1.96m)

Bathroom

5' 3" x 6' 4" (1.60m x 1.93m)

W.C

5' 5" x 2' 6" (1.65m x 0.76m)

Kitchen/Diner

15' 9" x 9' 1" (4.80m x 2.77m)

Reception

10' 1" x 16' 1" (3.07m x 4.90m)

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Property Images



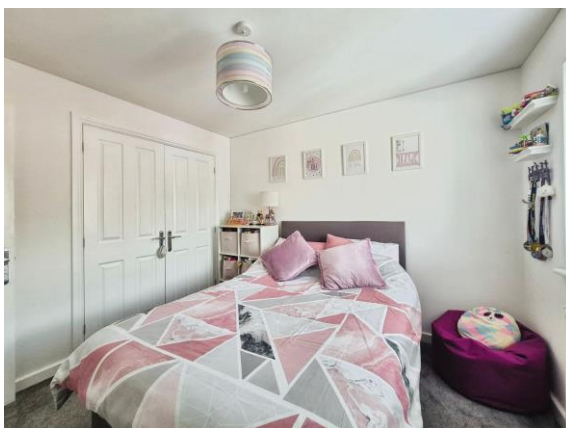
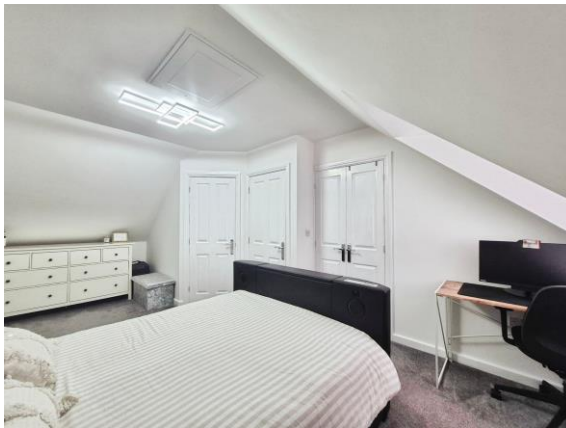
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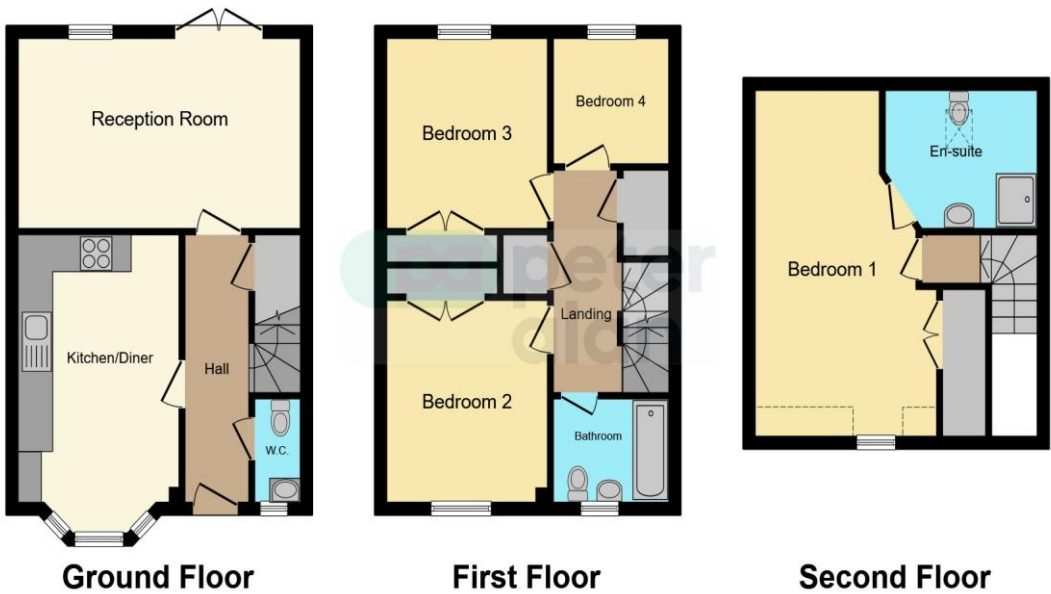
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Floor Plan



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

Approval

Signature		Date
Keiron Cameron		
Miss A. Kinsey		