



# Selling with us

## Property Details Approval Form

Bronallt, Morgan Street,  
Tredegar, Tredegar, Gwent,  
Wales, NP22 3NA

**Date:** 19 June 2025

**Property Ref and Version:** EBV100628 - 0002

### 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

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£280,000

Tenure: Freehold

## Key Features

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- Council Tax D
- Semi Detached
- Four Bedrooms
- Log burner in Lounge and Master bedroom
- Close to local Amenities
- Double Garage
- Driveway for 4 cars
- EPC Rating: F

## Short Description

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This Morgan Street, Tredegar property combines timeless Victorian elegance with practical family living in a highly desirable location. Its classic design, spacious rooms, and exceptional original details make it an ideal home for those seeking both style and comfort. Viewing is highly recommended

## Long Description

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Situated on the picturesque Morgan Street in Tredegar, this magnificent four-bedroom Victorian semi-detached home blends period elegance with spacious family living. Positioned next to Bedwellty House and Park, this property offers scenic green spaces right on your doorstep, enriching the tranquil setting of this exceptionally large home.

This Victorian period property is ideal for those seeking a blend of character features and modern family-friendly spaces. With an array of preserved original details, including Victorian tiling, original wood floors, and intricate architectural touches, it's clear that this property has been lovingly maintained to honour its historic charm.

Entering through the stunning Victorian-tiled porch, you're greeted by an expansive hallway that sets an elegant tone for the home. The curved feature wall in both the hallway and lounge adds unique architectural interest, enhancing the home's classic aesthetic. Original wood flooring throughout the hallway, lounge, and main reception areas highlights the home's Victorian character, creating a cohesive look and feel.

Outside, the home continues to impress with a thoughtfully designed, low-maintenance rear garden filled with mature plants, offering a serene outdoor retreat without extensive upkeep. The garden provides ample space for seating, perfect for summer evenings and family gatherings. The property also features a large driveway, accommodating multiple vehicles.

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## Directions

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## Agent Note

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## Room Description

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### Entrance Hall

### Reception Room One

18' 2" x 14' ( 5.54m x 4.27m )

### Reception Room Two

14' 5" x 11' 9" ( 4.39m x 3.58m )

### Kitchen

17' 4" x 10' 4" ( 5.28m x 3.15m )

### Shower Room

10' 4" x 4' 4" ( 3.15m x 1.32m )

### Master Bedroom

18' 2" x 17' 9" ( 5.54m x 5.41m )

### Bedroom Two

17' 9" x 12' 3" ( 5.41m x 3.73m )

### Bedroom Three

14' 5" x 11' 9" ( 4.39m x 3.58m )

### Bedroom Four

10' 4" x 8' 6" ( 3.15m x 2.59m )

### Bathroom

8' 8" x 8' 9" ( 2.64m x 2.67m )

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## Property Images



Your Peter Alan office: 14 Bethcar Street, Ebbw Vale, NP23 6HQ

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## Property Images



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.floorplan.com



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## Floor Plan

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## Approval

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**Signature**

**Date**

<b>Rhiannon Keogh</b>		
<b>Miss M. Allegranza</b>		