



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

## James Street Tredegar

£100,000



- Spacious End Terraced Property
- Three Bedrooms + Loft Room
- Requires Some Modernisation
- Two Reception Rooms
- Off Road Parking
- South-West Facing Garden
- Combi-Boiler Heating & uPVC Double Glazing
- Popular Residential Area Close to Schools & Amenities
- No Forward Chain
- EPC: D | Council Tax: B

Ref: PRA11077

Viewing Instructions: Strictly By Appointment Only



# General Description

This spacious three-bedroom property is an excellent choice for those looking to enter the housing market or expand their investment portfolio. It is conveniently offered with no onward chain.

Spread over three floors, this home provides ample space for family living and is within walking distance of local amenities and schools. Inside, you are greeted by a welcoming hall featuring beautiful parquet flooring that leads to a generous open-plan lounge and dining area. At the rear, you'll find a fitted kitchen with direct access to the garden. The ground floor also includes a bathroom suite and several storage cupboards. On the first floor, there are three bedrooms, two of which are doubles. The rear bedroom has a spiral staircase leading up to a large, light-filled loft room.

## OUTSIDE

There is a level south-west facing rear garden with access. Additionally, a gated hardstand provides off-road parking.

## SITUATION

Ideally situated close to local schools, shops, and green spaces, with the town centre and transport links within easy reach.

Within the town there is a high street which provides an array of local shops, a park, restaurants, public houses, a post office and a Lidl supermarket. The popular nature reserve Bryn Bach Park is to the northern edge of the town with a 36 acre leisure lake, children's play area, cafe, camping and mini golf.

Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales and is conveniently situated just off the A465 Heads of the Valley link road, providing easy access to Cardiff (approx. 23 miles), Swansea (approx. 40 miles) and beyond. It is steeped in natural history and surrounded by natural beauty. The nearest train stations are a short drive to nearby Ebbw Vale and Rhymney. The towns of Merthyr Tydfil and Abergavenny are a short drive away offering further places to discover and enjoy.

## ADDITIONAL INFORMATION

EPC Rating | D

Council Tax Band | B

Local Authority | Blaenau Gwent County Council

Services | We are advised that the property is connected to mains electricity, water and drainage.

Broadband | Standard, Superfast and Ultrafast broadband is available according to OFCOM, subject to providers terms and conditions.

Mobile | There is likely indoor coverage - EE and O2. Likely outdoor coverage, according to OFCOM.

## AGENTS NOTE

Consumer Protection from Unfair Trading Regulations 2008

Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon. Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only and it must not be inferred that any item shown is included with the property.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

# Accommodation

## Entrance

uPVC and obscured double-glazed door into Entrance Hall.

## Entrance Hall

Parquet flooring, textured ceiling, white gloss door into Dining Room.

## Dining Room (12' 4" x 10' 5") or (3.77m x 3.18m)

Parquet flooring, textured ceiling, radiator, uPVC and double-glazed window to front, archway to Lounge.

## Lounge (15' 9" x 11' 11") or (4.81m x 3.63m)

Parquet flooring, textured ceiling, gas coal effect fire with marble hearth and wooden surround, radiator, white gloss door to Kitchen, carpeted stairs to first floor, uPVC and double-glazed window to rear.

## Kitchen (10' 11" x 7' 10") or (3.32m x 2.40m)

Laminated flooring, textured ceiling, range of base and wall units, tiled splashbacks, stainless steel sink and drainer, space for fridge-freezer, uPVC and obscured double-glazed door to side, uPVC and double-glazed window to side, entrance to rear hall.

## Rear Hall

Laminated flooring, textured ceiling, white gloss door to cupboard housing Baxi combi-boiler, white gloss to Storage Cupboard, white gloss door to Bathroom, uPVC and obscured double-glazed window to side.

## Bathroom (8' 0" x 5' 2") or (2.44m x 1.57m)

Non-slip flooring, hygienically clad walls and ceiling, accessible shower with mains shower over, WC , wash hand basin with vanity unit beneath, extractor ran, uPVC and obscured double-glazed window to rear.

## Landing

Carpet as laid, textured ceiling, white gloss doors to Bedrooms.

## Bedroom 1 (10' 4" x 8' 6") or (3.16m x 2.58m)

Laminated flooring, textured ceiling, radiator, uPVC and double-glazed window to front.

## Bedroom 2 (10' 5" x 5' 6") or (3.17m x 1.67m)

Laminated flooring, textured ceiling, radiator, uPVC and double-glazed window to front.

## Bedroom 3 (12' 2" Max x 12' 0" Max) or (3.72m Max x 3.66m Max)

Wood flooring, textured ceiling, door to useful storage cupboard, radiator, metal spiral staircase up to Attic Room, uPVC and double-glazed window to rear.

## Attic room (15' 6" Max x 15' 1") or (4.73m Max x 4.59m)

Wood flooring, wood ceiling, Velux window to rear.

## Rear Garden

Patio walkway leading to seating area. Gate to hardstand providing off road parking. All within boundary walls.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

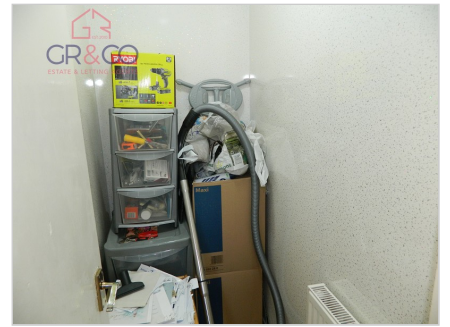
## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band B





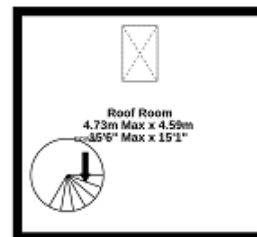
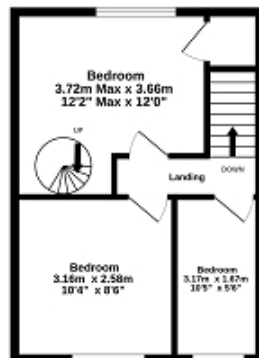
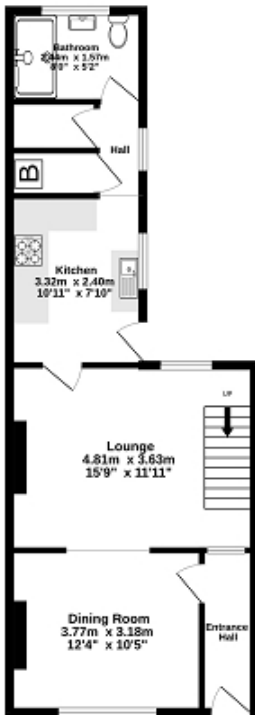




Ground Floor  
50.2 sq.m. (541 sq.ft.) approx.

1st Floor  
32.7 sq.m. (352 sq.ft.) approx.

2nd Floor  
21.3 sq.m. (229 sq.ft.) approx.



TOTAL FLOOR AREA: 104.2 sq.m. (1122 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and all other details 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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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £225,000. From £225,001 to £400,000 - 6% of Purchase Price. From £400,001 to £750,000 - 7.5% of Purchase Price. From £750,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

