



# GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Glanhowy Street  
Tredegar

£215,000



- Semi-Detached Family Home Nestled On Generous Plot
- No Forward Chain Complications
- Lounge/Diner With Patio Doors To Rear
- Garage Plus Driveway Parking For 5+ Cars
- Generously Sized West-Facing Garden
- Requires Some Modernisation
- Sought-After Location
- First Floor Bathroom
- Offers Huge Potential
- EPC: D | Council Tax: C | Tenure: Freehold

Ref: PRA11094

Viewing Instructions: Strictly By Appointment Only

# General Description

**\*\*Chain free\*\*** Located on a sought-after residential street with garage and ample driveway parking, this spacious three-bedroom semi-detached family home offers 1015 square footage of living space and a wealth of potential.

The accommodation is generously proportioned throughout to include a welcoming entrance hall that leads to all rooms on the ground floor. A spacious dual aspect lounge/diner provides ample light-filled living space, where sliding doors open directly onto the rear garden. To the rear is a functional fitted kitchen that provides a solid foundation for a modern update. Upstairs, the property boasts two double bedrooms, both with in-built storage, and a well-proportioned single bedroom, all served by a four-piece family bathroom suite.

The property stands out with its long driveway providing parking for 5+ cars, leading to a single detached garage. To the rear is a generously-sized mature garden featuring a lawned area and a variety of paved seating spots. The home further benefits from a combi-boiler heating system and double-glazed windows and doors throughout.

## SITUATION

Conveniently situated on the northern side of Tredegar, the home is within easy reach of the A465 "Heads of the Valleys" link road and within walking distance of the popular Bryn Bach Park nature reserve. The town offers a full range of amenities, including a selection of primary schools and a secondary school. For those commuting in 2026, the nearby railway stations in Ebbw Vale and Rhymney continue to provide regular, direct routes to Cardiff city centre in under an hour.

# Accommodation

## Entrance

uPVC and obscured double-glazed door into Entrance Hall.

## Entrance Hall

Carpet as laid, textured ceiling, radiator, white gloss door to Lounge/Diner, white gloss door to Kitchen, white gloss door to useful under stairs storage cupboard, carpeted stairs to first floor.

## Lounge / Diner (27' 4" Max x 13' 2" Max) or (8.32m Max x 4.02m Max)

Carpet as laid, textured ceiling, radiator, electric coal effect fire, uPVC and double-glazed window to front, uPVC and double-glazed window to side, uPVC and double-glazed patio door to rear garden, door to Kitchen.

## Kitchen (12' 1" Max x 9' 7" Max) or (3.68m Max x 2.92m Max)

Tiled flooring, part-tiled walls and textured ceiling, radiator, range of base and wall units with stainless steel sink and drainer, gas hob, space for fridge, space for freezer, space for washing machine, white gloss door to Entrance Hall, uPVC and double-glazed window to rear, uPVC and obscured double-glazed door to side.

## Landing

Carpet as laid, textured ceiling, white gloss doors to Bedrooms, white gloss door to Bathroom, loft access.

## Bedroom 1 (9' 7" Max x 6' 8" Max) or (2.92m Max x 2.03m Max)

Carpet as laid, smooth ceiling, door to storage cupboard, radiator, uPVC and double-glazed window to front.

## Bedroom 2 (12' 6" Max x 10' 0" Max) or (3.80m Max x 3.06m Max)

Carpet as laid, papered ceiling, built-in wardrobes housing a wall-mounted 'Worcester' combi-boiler, radiator, uPVC and double-glazed window to front.

## Bedroom 3 (12' 7" Max x 8' 10" Max) or (3.83m Max x 2.70m Max)

Carpet as laid, papered ceiling, built-in mirrored wardrobe, radiator, uPVC and double-glazed window to rear.

## Bathroom (9' 7" x 5' 6") or (2.92m x 1.67m)

Panel enclosed bath, separate shower enclosure, pedestal wash hand basin, W/C, radiator, uPVC and obscured double glazed window to rear.

## Front of property

Driveway with parking for 5+ vehicles. Garden within boundary walls and fencing.



## Rear Garden

Paved patio seating area with level mature garden housing greenhouse within hedges and fencing.

## Garage

Block built, corrugated roof, roller shutter door.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:56

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band C

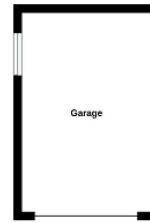
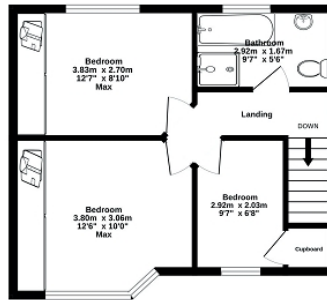
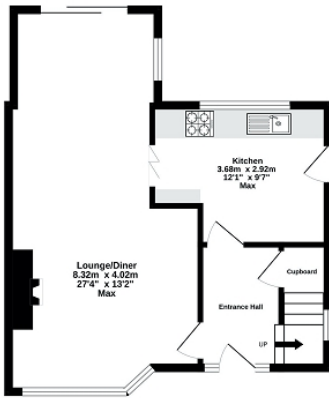






Ground Floor  
43.5 sq.m. (468 sq.ft.) approx.

1st Floor  
38.2 sq.m. (412 sq.ft.) approx.



TOTAL FLOOR AREA: 94.3 sq.m. (1015 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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.*