



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Copper Beech Drive
Tredegar, NP22
Offers Over

£375,000



- Beautiful Detached Family Home With Picturesque Views
- Modern Open Plan Kitchen/Diner With French Doors To Garden
- South-West Facing Garden With Woodland Backdrop
- Two Versatile Reception Rooms
- Five Bedrooms (Two Ensuite)
- Garage Plus Driveway Parking For Two Vehicles
- Nestled In A Sought After Location On The Outskirts Of Town
- Convenient Utility Room & Cloakroom
- Contemporary Bathroom Suite
- EPC: C | Council Tax: E | Tenure: Freehold

Ref: PRA11065

Viewing Instructions: Strictly By Appointment Only

General Description

This impressive five-bedroom, three-bathroom detached house, complete with a garage and driveway, is located in a highly desirable area that offers stunning views of the surrounding countryside from its southwest-facing garden.

Built in 2013, this exceptional family home features over 1,610 square feet of versatile and contemporary living space in the peaceful yet convenient setting of Bedwellty Gardens.

Upon entering, you are welcomed by a hallway that leads to all the principal rooms. The spacious sitting room at the front of the property includes double doors that open into the dining room. At the rear, the bright and airy kitchen/breakfast room stands out with its sleek gloss cabinetry, integrated appliances, ample storage, and generous worktop space. French doors from the kitchen open onto the sunny rear garden, seamlessly blending indoor and outdoor living. Additionally, there is direct access to a practical utility room with an external entry. The adjacent dining room is flooded with natural light from its own patio doors, making it an ideal space for entertaining. For added convenience, a cloakroom is situated on the ground floor.

Upstairs, the first floor features five well-appointed bedrooms that provide ample space and comfort. Two generously sized ensuite bedrooms come equipped with walk-in showers, while the remaining three bedrooms share a modern three-piece family bathroom. The property is in excellent condition throughout, offering versatile living opportunities due to its overall size.

Outside, the home boasts a private southwest-facing rear garden, predominantly laid to lawn, along with a sun patio that offers picturesque views over the surrounding hills and woodlands. At the front, a driveway provides ample off-road parking and access to the large integral garage, which offers plenty of storage.

This beautiful home provides an unbeatable combination of size, location, and high-end finishes, making it perfect for growing families or those seeking a semi-rural lifestyle without sacrificing modern conveniences.

SITUATION

Located in the desired area of Bedwellty Gardens at the Southern edge of the historic town of Tredegar towards Blackwood, this home is in close proximity to local schools, amenities and countryside walks. Within the town there is an array of local shops, restaurants, public houses, a post office and a Lidl supermarket.

Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales and is not only steeped in natural history but also surrounded by natural beauty. It 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. The nearest train stations are a short drive to nearby Ebbw Vale and Rhymney.

ADDITIONAL INFORMATION

EPC Rating | C

Council Tax Band | E (at the date the property was listed)

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Local Authority | Blaenau Gwent County Council

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

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

Composite and obscured double-glazed door into Entrance Hall.

Entrance Hall

Tiled flooring, smooth ceiling, radiator, white gloss door to WC, white gloss double doors to Lounge. hard wood and glazed door to Kitchen, white gloss door to useful under stairs storage cupboard.

Downstairs WC

Tiled flooring, smooth ceiling, wash hand basin with vanity unit beneath, WC, radiator, uPVC and obscured double glazed window to front.

Kitchen/Breakfast Room (18' 6" x 11' 3" Max) or (5.64m x 3.43m Max)

Tiled flooring, smooth ceiling with spotlights, range of base and eye level units with tiled splashbacks, stainless sink and drainer, integrated gas hob, electric oven with extractor fan over, space for fridge-freezer, radiator, uPVC and double glazed window to rear, uPVC and double glazed patio doors to rear, door to Utility Room, door to Dining Room.

Utility Room (8' 9" x 5' 1") or (2.67m x 1.56m)

Tiled flooring, smooth ceiling with extractor fan, space for washing machine, space for dishwasher, space for tumble dryer, worktop with unit above, wall-mounted 'Worcester' combi-boiler, radiator, uPVC and obscured double glazed door to side.

Dining Room (11' 3" x 9' 3") or (3.44m x 2.82m)

Laminated flooring, smooth ceiling, radiator, uPVC and double glazed patio doors to rear, white gloss and glazed doors to Lounge.

Lounge (18' 4" x 12' 2") or (5.58m x 3.71m)

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

Landing

L-shaped: carpet as laid, smooth ceiling, white gloss doors to Bedrooms, white gloss door to Bathroom, white gloss door to useful storage cupboard, loft access.

Bedroom 1 (17' 6" Max x 9' 0" Max) or (5.33m Max x 2.74m Max)

Laminated flooring, smooth ceiling, radiator, white gloss double doors to built-in wardrobe, uPVC and double glazed window to front.

Bedroom 2 (10' 8" Max x 8' 10" Max) or (3.24m Max x 2.70m Max)

L-shaped: Laminated flooring, smooth ceiling, radiator, uPVC and double glazed window to rear.

Bedroom 3 (12' 2" x 10' 7") or (3.71m x 3.23m)

Laminated flooring, smooth ceiling, white gloss double doors to built-in wardrobe, white gloss doors to Ensuite, radiator, uPVC and double glazed windows to rear.

En-suite shower room (6' 8" x 5' 11") or (2.04m x 1.80m)

Tiled walls, tiled flooring, smooth ceiling with spotlights and extractor fan, double walk-in shower enclosure with mains shower over, pedestal wash hand basin, WC, chrome vertical radiator.

Bedroom 4 (12' 3" Max x 12' 2" Max) or (3.73m Max x 3.71m Max)

Laminated flooring, smooth ceiling, radiator, uPVC and double glazed window to front, white gloss door to Ensuite.

En-suite shower room (6' 8" x 5' 10") or (2.03m x 1.77m)

Tiled flooring, tiled walls, smooth ceiling with spotlights and extract fan, corner shower enclosure with mains shower over, pedestal wash hand basin, WC, chrome vertical radiator, uPVC and obscured to side.

Bedroom 5 (8' 10" x 7' 2") or (2.68m x 2.18m)

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

Family Bathroom (7' 2" x 6' 11") or (2.19m x 2.10m)

Tiled floor, tiled walls and a smooth ceiling. Panel enclosed bath, pedestal wash hand basin and a W/C. uPVC and obscured double glazed window to rear.

Outside/Front

Driveway with parking for 2 cars, flanked with lawn to the left and side access to the rear.

Integral Garage (17' 7" x 8' 2") or (5.36m x 2.50m)

Outside/Rear

Patio seating area, level lawn all within boundary fencing and mature shrubs.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:78

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E

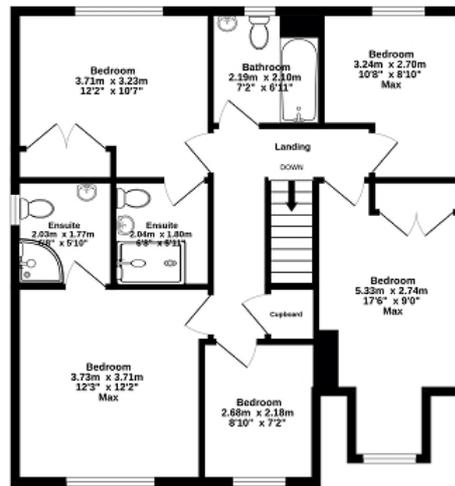
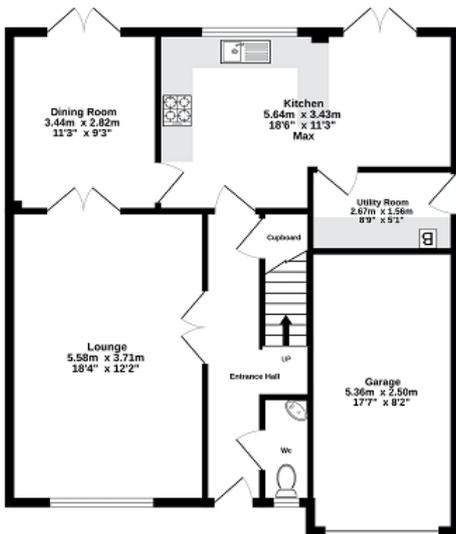






Ground Floor
77.6 sq.m. (835 sq.ft.) approx.

1st Floor
72.5 sq.m. (780 sq.ft.) approx.



TOTAL FLOOR AREA: 150.1 sq.m. (1616 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.