



## 40 HILL STREET. TREDEGAR. NP22 5JH

**£140,000**

A fantastic opportunity to purchase this well presented, spacious 3 bedroom, terrace property with off road parking. Located in the popular area of Rhymney, Tredegar. Close to local amenities and with convenient road and transport links... this property is not to be missed!

Internally the property is well presented and has been freshly decorated throughout, with new floor coverings to the kitchen, downstairs WC and family bathroom and newly painted rear garden decking. Electrical and gas safety certificates will also be provided on completion.

On the ground floor is a very generous lounge/diner with log burner, large kitchen with appliances; including fridge freezer, oven, hob, extractor fan, washing machine and tumble dryer, along with plenty of cupboard storage. There is also a downstairs WC.



## LOUNGE/DINER

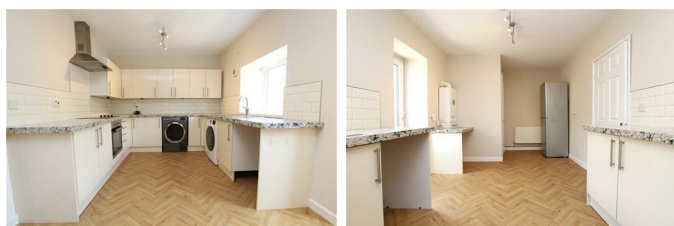
19'10 x 12'10 max (6.05m x 3.91m max)



Generous lounge/diner with ample space for seating and dining furniture, complete with log burner.

## KITCHEN

19'05 x 9'07 max (5.92m x 2.92m max)



Large kitchen with appliances; including fridge freezer, oven, hob, extractor fan, washing machine and tumble dryer, along with plenty of cupboard storage.

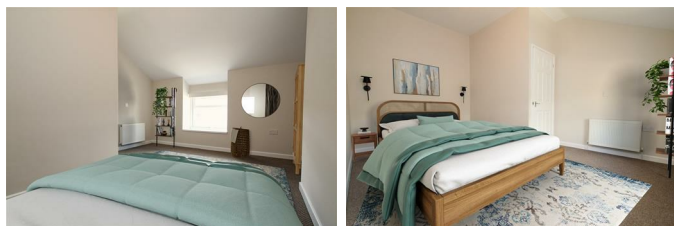
## DOWNSTAIRS WC



Excellent downstairs WC located off the kitchen,

## BEDROOM ONE

13'11 x 13'09 max (4.24m x 4.19m max)



Spacious double bedroom with front facing window.

## BEDROOM TWO

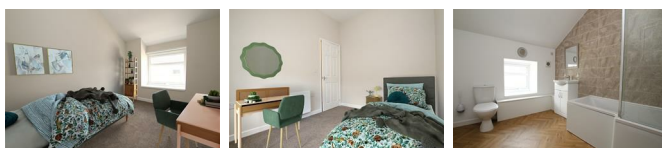
11'0 x 9'07 max (3.35m x 2.92m max)



Spacious double bedroom with window overlooking the rear garden.

## BEDROOM THREE

10'02 x 8'01 max (3.10m x 2.46m max)



Spacious third bedroom with front facing window

## FAMILY BATHROOM

9'10 x 7'09 max (3.00m x 2.36m max)



Large family bathroom with shower over L shaped bath, vanity sink unit and low level WC.

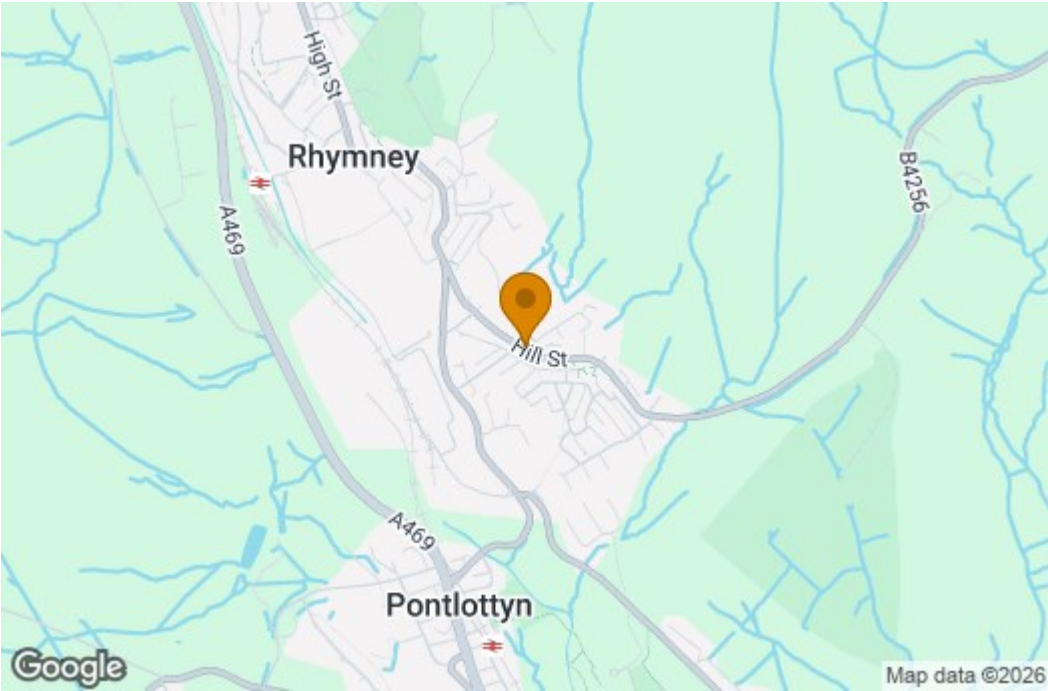
## OUTSIDE SPACE & OFF ROAD PARKING



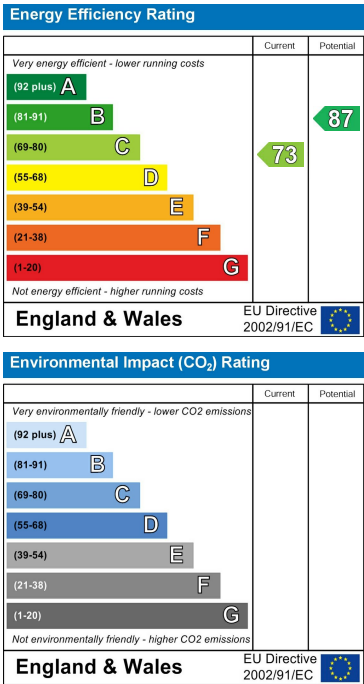
There is a low maintenance garden to the front of the house, laid with gravel. To the rear of the property is an attractive split level garden with lower paved section, log store, raised freshly painted decking and lawn, there is also off road parking for two vehicles.

FLOOR PLAN

AREA MAP



ENERGY EFFICIENCY GRAPH



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