



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Tredegar Road
Ebbw Vale
NP23

£160,000



- Immaculately Presented Terraced Family Home
- Modern Fitted Kitchen / Breakfast Room With Integrated Appliances
- Spacious & Light-Filled Lounge / Diner
- No Forward Chain
- Three Well-Appointed Bedrooms
- First Floor Contemporary Bathroom
- Enclosed Rear Garden With Outbuilding & Access
- Centrally Located Within Walking Distance Of Town
- Close To Schools & Amenities
- EPC: C | Council Tax: B | Tenure: Freehold

Ref: PRA11107

Viewing Instructions: Strictly By Appointment Only



General Description

Offered chain-free, this beautifully presented three-bedroom terraced home is a perfect blend of contemporary style and effortless living, nestled in a convenient central location. NO ONWARD CHAIN

Step inside the entrance porch and enter a spacious lounge/diner with dual aspects, flooded with natural light. This area serves as the perfect hub for relaxing, entertaining, or enjoying family meals. The modern gloss-finished kitchen and breakfast room are standout features, complete with sleek integrated appliances and plenty of storage. Upstairs, there are three well-proportioned bedrooms, all served by a stylish 4-piece contemporary bathroom suite.

****Outside****

At the rear, you'll find a low-maintenance, enclosed garden that offers privacy and easy outdoor enjoyment, with direct access from the kitchen. A pedestrian gate provides convenient entry, and a stone-built outbuilding offers useful storage space.

****Situation****

The property is ideally located within walking distance of Ebbw Vale town. Steeped in history, it bounds the Bannau Brycheiniog (Brecon Beacons) National Park to the North and offers beautiful countryside walks on your doorstep. It further offers a range of supermarkets to include Tesco, Morrisons and Aldi, and is served by several schools for all ages and has a comprehensive range of leisure and shopping amenities. The town further benefits from a bus station and two local train stations offering regular direct routes to the cities of Newport and Cardiff.

ADDITIONAL INFORMATION

EPC Rating | C

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

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

Local Authority | Blaenau Gwent County Council

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

Consumer Protection from Unfair Trading Regulations 2008

Whilst every effort has been made to ensure 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.

Accommodation

Entrance

uPVC and obscured double-glazed door into Internal Porch.

Internal porch

Tiled flooring, part-tiled walls, papered ceiling, door into Lounge/Diner.

Lounge / Diner (23' 7" Max x 16' 5" Max) or (7.19m Max x 5.00m Max)

Laminated flooring, papered ceiling, two radiators, door to cupboard, door to under stairs storage cupboard, door to Kitchen, carpeted stairs to first floor, uPVC and double-glazed window to front, uPVC and double-glazed window to rear.

Kitchen (16' 3" x 10' 1") or (4.95m x 3.08m)

Tiled flooring, white gloss wood panel ceiling, taupe gloss fitted units with granite worktop over, integrated halogen hob with extractor fan over, integrated microwave, integrated grill, integrated oven, integrated washing machine, integrated dishwasher, integrated full length fridge, integrated full height freezer, tiled splashbacks, anthracite vertical radiator, uPVC and double-glazed window to rear, uPVC and obscured double-glazed door to rear.

Landing

Carpet as laid, papered ceiling, doors to Bedrooms, door to Bathroom, door to cupboard housing 'Baxi' combi-boiler, door to cupboard, radiator.

Bedroom 1 (13' 4" x 10' 1") or (4.07m x 3.08m)

Carpet as laid, smooth ceiling, radiator, uPVC and double-glazed window to rear.

Bedroom 2 (14' 2" x 9' 4") or (4.32m x 2.84m)

Laminated flooring, papered ceiling, built-in wardrobes, radiator, uPVC and double-glazed window to front.

Bedroom 3 (10' 8" x 7' 1") or (3.24m x 2.17m)

Carpet as laid, textured ceiling, radiator, uPVC and double-glazed window to front.

Bathroom (11' 0" x 6' 1") or (3.36m x 1.85m)

Laminated flooring, smooth ceiling, hygienically clad walls, panel enclosed bath, separate double walk-in shower enclosure with mains shower over, wash hand basin with vanity unit beneath, WC, chrome vertical radiator, uPVC and obscured double-glazed window to rear.

Front Garden

Low maintenance patio forecourt within boundary walls and iron fencing.

Rear Garden

Low maintenance paved patio garden with stone built shed and pedestrian gate to rear lane, all within boundary walls.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band B






ESTATE & LETTING AGENTS



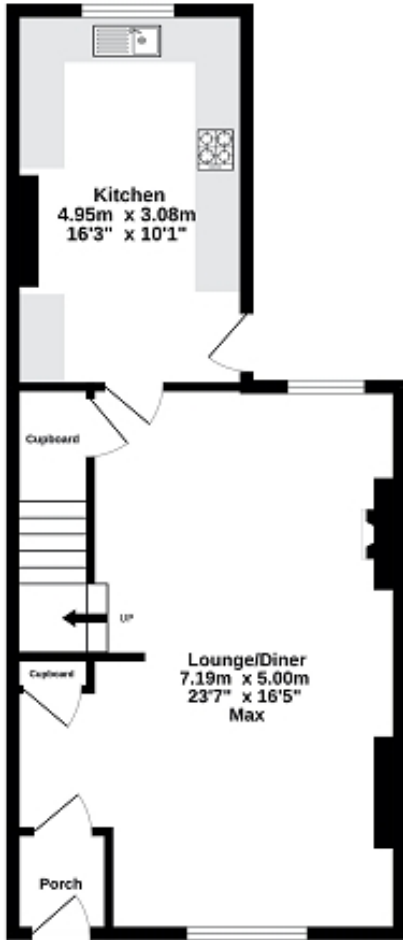
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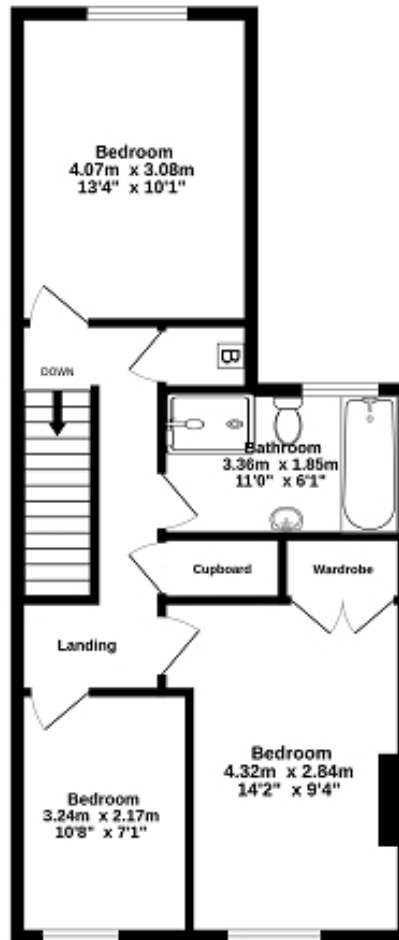
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Ground Floor
50.6 sq.m. (544 sq.ft.) approx.



1st Floor
51.5 sq.m. (555 sq.ft.) approx.



TOTAL FLOOR AREA: 102.1 sq.m. (1099 sq.ft.) approx.

We will 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.