



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.

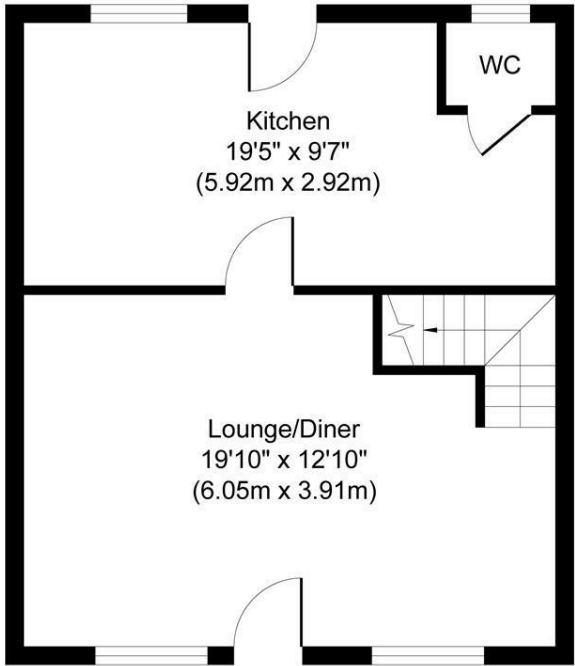
On the first floor are three spacious bedrooms and a large family bathroom with shower over L shaped bath, vanity sink unit and low level WC.

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.

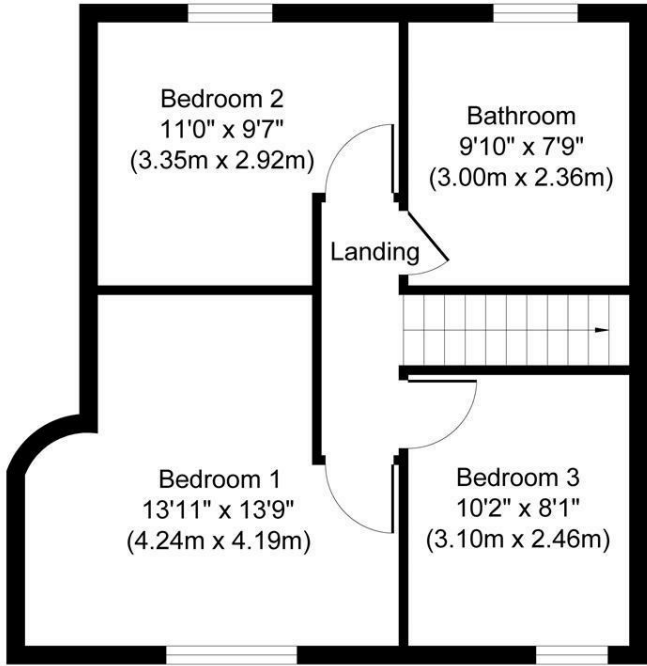
The vendor has indicated this is a freehold property, to be confirmed by a solicitor.

Note - Please note, Rightbricks Ltd has an associated interest in this property

FLOOR PLAN



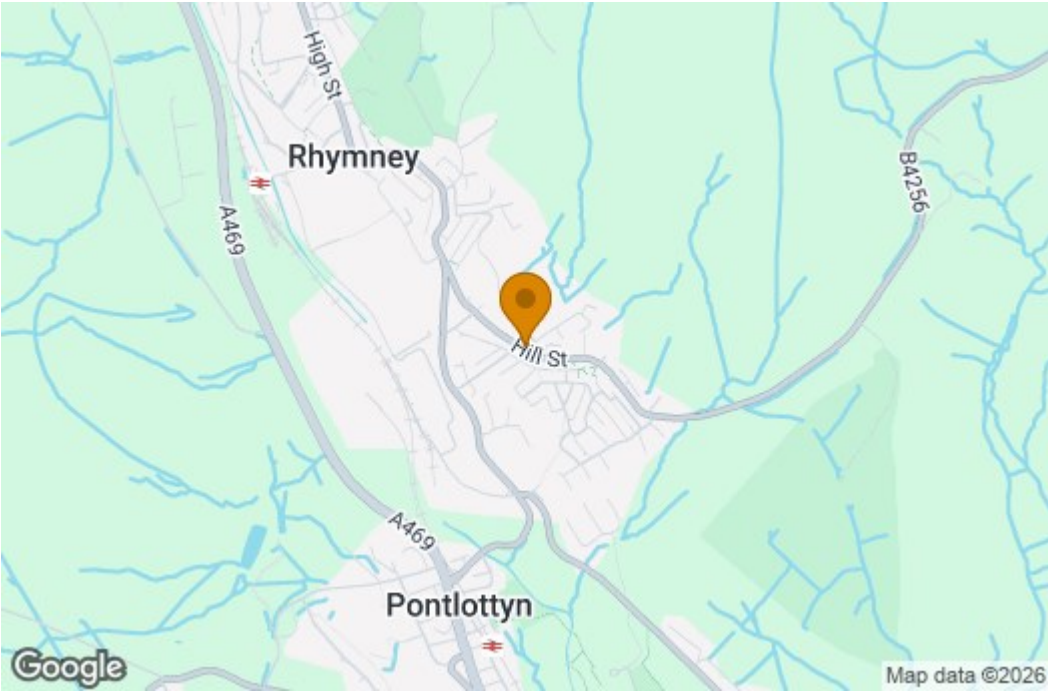
Ground Floor
Approximate Floor Area
442 sq. ft
(41.03 sq. m)



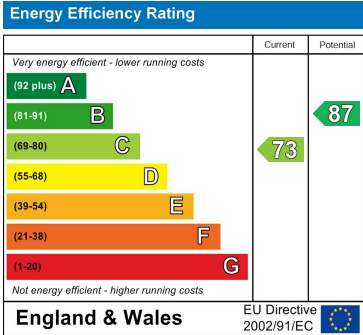
First Floor
Approximate Floor Area
461 sq. ft
(42.87 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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AREA MAP



ENERGY EFFICIENCY GRAPH



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