

**Park View  
Tredegar**

**Guide Price - £125,000**



- Attractive Bay Fronted Terraced Property
- Two Double Bedrooms
- Off Road Parking
- Modern Open Plan Lounge / Diner
- Well Appointed Kitchen
- Enclosed Level Rear Garden
- Contemporary Shower Room
- No Forward Chain
- Walking Distance To Town & Schools
- EPC: D | Tenure: Freehold | Council Tax: A

**Ref: PRA11031**

Viewing Instructions: Strictly By Appointment Only



## General Description

Occupying a convenient location, this attractive two-bedroom terraced home offers well proportioned accommodation, a rear garden, off road parking and further benefits being brought to the market chain free.

The property boasts a spacious living and dining area with feature bay window and fireplace, providing the ideal space for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The layout flows seamlessly into the kitchen which features a range of fitted cabinetry and opens out to a low-maintenance garden with the added benefit of gated off-road parking. A three piece family shower room completes the ground floor. Ascending upstairs, there are two generously sized double bedrooms. This home is well-equipped for comfort, with gas central heating and uPVC double glazing throughout.

To the rear, a private enclosed garden with a patio area provides the ideal setting for outdoor dining or quiet enjoyment, with rear lane access for added convenience. A front courtyard offers privacy back from the road.

### SITUATION

Park View enjoys an enviable position within walking distance of Bedwellty Park, the town and the local secondary school making it an ideal choice for families and professionals alike. The town of Tredegar is located in the Upper Sirhowy Valley in the heart of South East Wales. Steeped in natural history and surrounded by natural beauty, it offers great outdoor spaces to discover and enjoy. The famous Brecon Beacons (Bannau Brycheiniog) and all the beauty this has to offer is within half hour drive. It is well served by schools for all ages at both primary and secondary level. Tredegar 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.

### ADDITIONAL INFORMATION

EPC Rating | D

Council Tax Band | A (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.

Broadband | Standard, Superfast and Ultrafast broadband is available. Please make your own enquiries via OFCOM.

Mobile | O2 - Likely indoor coverage. EE, Three, O2 and Vodafone - Likely outdoor coverage. Please make your own enquiries via OFCOM.

### 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.

## Accommodation

### Entrance

uPVC and obscured double glazed door into Internal Porch.

### Internal porch

Linoleum flooring, papered ceiling, white gloss and glazed door into Lounge/Diner.

### Lounge / Diner (22' 5" Max x 14' 1" Max) or (6.83m Max x 4.29m Max)

Carpet as laid, smooth ceiling, two radiators, electric feature fireplace, white gloss door to useful under stairs storage cupboard, carpeted stairs to first floor, white gloss and glazed door to Kitchen. uPVC and double glazed bay window to front.

### Kitchen (9' 8" x 9' 4") or (2.94m x 2.84m)

Linoleum flooring, smooth ceiling, range of base and wall units with tiled splashbacks and stainless steel sink and drainer, integrated gas hob and electric oven with extractor fan over, space for washing machine, space for fridge-freezer, radiator, door to Shower Room, uPVC and double glazed window to rear, uPVC and obscured double glazed door to rear.

### Shower Room (8' 11" x 4' 3") or (2.73m x 1.29m)

Linoleum flooring, smooth ceiling, hygienically clad walls, corner shower enclosure with 'Triton' electric shower, pedestal wash hand basin, WC, radiator, uPVC and obscured double glazed window to rear.

### Landing

Carpet as laid, papered ceiling, door to Bedroom One, door to Bedroom Two.

## Bedroom 1 (14' 1" x 9' 11") or (4.29m x 3.01m)

Laminated flooring, smooth ceiling, two radiators, loft access, two uPVC and double glazed windows to front.

## Bedroom 2 (12' 4" x 11' 1") or (3.77m x 3.38m)

Laminated flooring, textured ceiling, radiator, cupboard housing wall mounted 'Baxi' combi-boiler. uPVC and double glazed window to rear.

## Front of property

Low maintenance forecourt area within boundary walls.

## Rear Garden

Level patio seating area with hardstand, double gates and a pedestrian gate to rear lane.

## Services

Mains electricity, mains water, mains gas, mains drainage

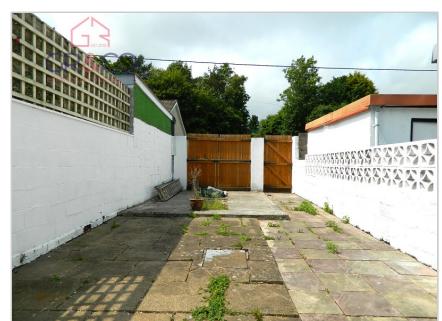
EPC Rating:59

## Tenure

We are informed that the tenure is Freehold

## Council Tax

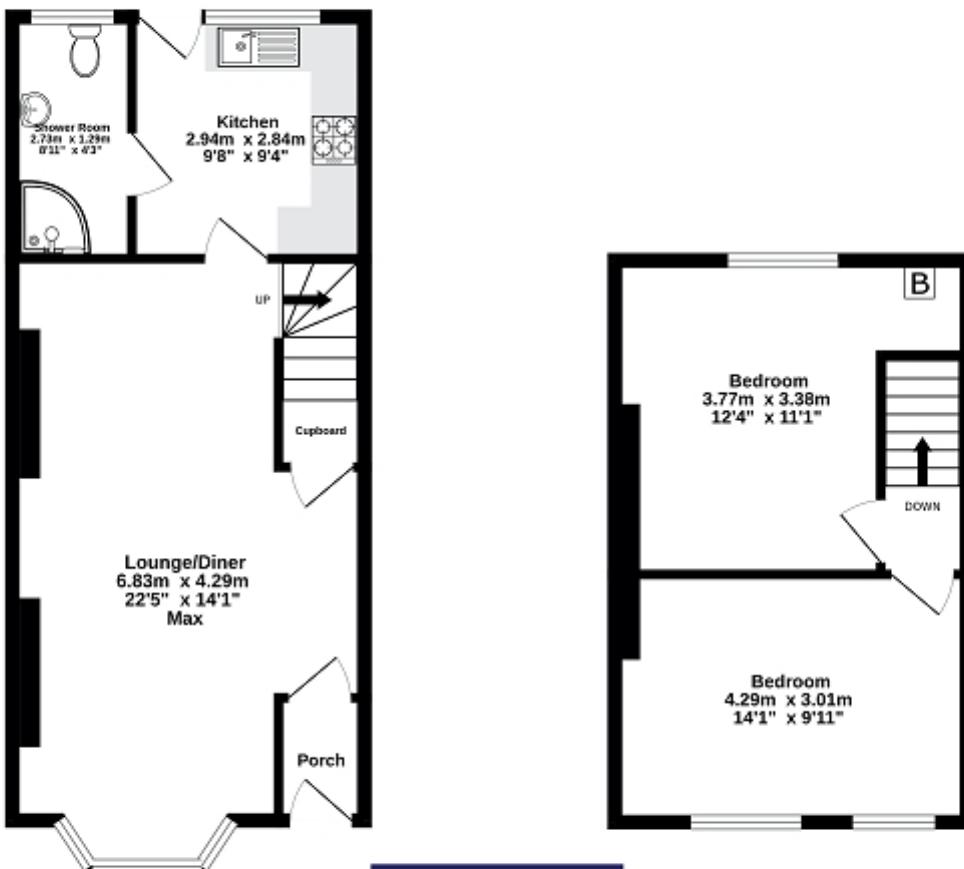
Band A





Ground Floor  
42.0 sq m. (452 sq ft.) approx.

1st Floor  
28.5 sq m. (307 sq ft.) approx.



TOTAL FLOOR AREA : 70.5 sq m. (759 sq ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and must not 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.  
Scales with metric equivalents.



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.