



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Glyn Terrace Tredegar

£160,000



- Spacious Terraced Home Nestled In Popular Location
- Driveway Parking for 2 Cars
- Large Lounge With Feature Fireplace
- Generous Kitchen / Diner
- No Forward Chain
- Three Well-Appointed Bedrooms
- Conservatory
- First Floor Shower Room
- Low Maintenance Rear Garden With Access
- Council Tax: C | EPC: C | Tenure: Freehold

Ref: PRA11091

Viewing Instructions: Strictly By Appointment Only

General Description

This spacious three-bedroom terraced home is offered to the market chain-free, presenting a superb opportunity for those seeking a property in the desired Georgetown area with generous proportions and off-road parking.

The ground floor layout is impressively roomy, beginning with an entrance hall that opens into a large reception room. This versatile living space provides a bright and open feel, perfect for family life. To the rear, the good-sized kitchen/diner is fitted with ample cabinetry and work top space. A conservatory room leads off the dining area, providing views and direct access to the outdoor space.

Upstairs, the property boasts three well-proportioned bedrooms. The layout includes two excellent doubles and a third versatile room, all served by a family shower room. The home further benefits from combi-boiler heating and double-glazing throughout, providing a comfortable foundation for your design ideas.

OUTSIDE

The property includes a low-maintenance, east-facing rear garden that is mainly paved for easy upkeep. This enclosed outdoor space has a gated access point leading to the rear lane. At the front, there is driveway parking for two vehicles, complemented by a paved garden area on the right.

SITUATION

Perfectly positioned in the Georgetown area of Tredegar, the home is within easy reach of the town centre, local primary and secondary schools, and essential amenities. For those who enjoy the outdoors, the scenic beauty of the Sirhowy Valley and local parks are just a short distance away.

Commuters will find the location highly convenient, with the A465 "Heads of the Valleys" road nearby, providing efficient links to Cardiff and Swansea. Additionally, the railway stations in Ebbw Vale and Rhymney offer direct hourly services to Cardiff city centre.

ADDITIONAL INFORMATION

- EPC Rating | C
- Council Tax Band | C (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 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

uPVC and double-glazed door into Entrance Hall.

Entrance Hall

Carpet as laid, textured ceiling, radiator, door to Lounge, carpeted stairs to first floor.

Lounge (13' 5" Max x 13' 1" Max) or (4.10m Max x 3.98m Max)

Laminated flooring, textured ceiling, radiator, gas coal effect fire within a marble hearth and surround, uPVC and double-glazed bay window to front, door to Kitchen/Diner.

Kitchen / Diner (16' 10" x 9' 9") or (5.12m x 2.97m)

Laminated flooring, textured ceiling, radiator, range of base and wall units with tiled splashbacks, space for cooker with extractor fan over, space for fridge-freezer, door to useful under stairs storage cupboard, wall-mounted 'Ferrolti' boiler, uPVC and double-glazed window into Conservatory, uPVC and obscured double-glazed door into Conservatory.

Conservatory (12' 0" x 9' 9") or (3.65m x 2.97m)

Tiled flooring, poly carbonate roof, uPVC and double-glazed windows all round, two uPVC and double-glazed doors to garden.

Landing

Textured ceiling, door to Shower Room, door to Bedrooms, door to useful storage cupboard, loft access.

Shower Room (6' 7" x 5' 5") or (2.01m x 1.65m)

Tiled flooring, textured ceiling, tiled walls, corner shower enclosure with mains shower over, pedestal wash hand basin, WC, chrome vertical radiator, uPVC and obscured double glazed window to rear.

Bedroom 1 (11' 6" Max x 9' 10" Max) or (3.51m Max x 2.99m Max)

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

Bedroom 2 (11' 3" x 8' 9") or (3.43m x 2.67m)

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

Bedroom 3 (8' 1" Max x 7' 6" Max) or (2.47m Max x 2.28m Max)

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

Rear Garden

Low maintenance, paved garden within boundary walls and fencing. Gate to rear lane.

Front of property

Gated access to driveway with parking for 1-2 vehicles.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

Tenure

We are informed that the tenure is Freehold

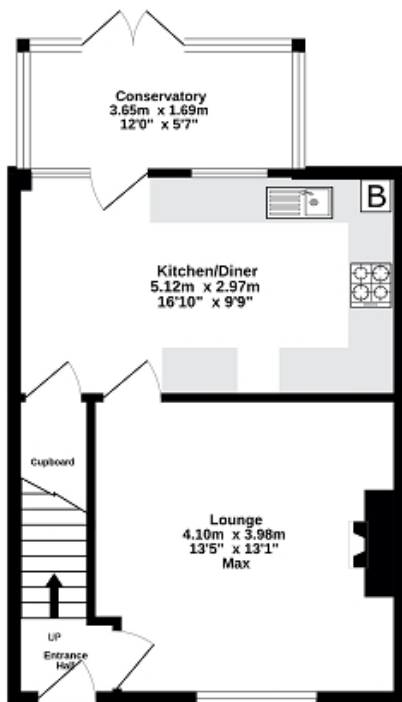
Council Tax

Band C

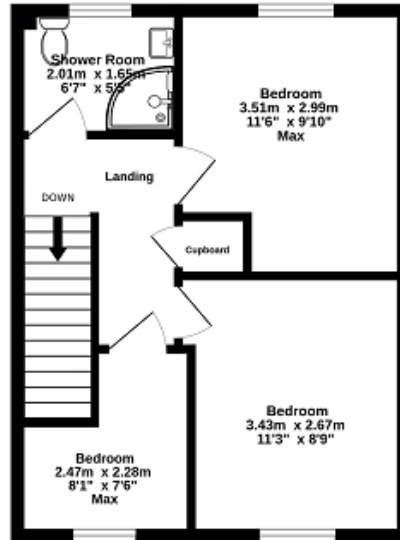




Ground Floor
41.0 sq.m. (441 sq.ft.) approx.



1st Floor
35.5 sq.m. (382 sq.ft.) approx.



TOTAL FLOOR AREA: 76.4 sq.m. (823 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.