

## Harford Gardens Tredegar

£225,000



- Modern Semi-Detached Family Home
- Kitchen / Diner With French Doors To Garden
- Spacious Reception Room
- Three Well-Appointed Bedrooms
- First Floor Bathroom | Ground Floor W/C
- Nestled In Sought After Location
- No Forward Chain Complications
- Driveway Parking for 2/3 Vehicles
- Front & Rear Gardens
- EPC: D | Council Tax: C | Tenure: Freehold

**Ref: PRA11095**

Viewing Instructions: Strictly By Appointment Only



## General Description

This well-presented three bedroom semi-detached family home is nestled in a quiet sought-after location with countryside walks on your doorstep. Packed with highlights including spacious and flexible social spaces, a beautiful kitchen/diner, driveway parking, and a landscaped garden, it is attractively offered to the market chain free.

Featuring over 720 square feet of living accommodation spread across two floors, this wonderful property offers everything you need for easy daily life. The welcoming entrance hall leads through to the light-filled lounge with neutral decor and a feature fireplace. This flows seamlessly into the kitchen/diner fitted with cream shaker cabinetry and complementary wood effect worktops. French doors lead off the dining area providing direct access to the rear garden - perfect for dining alfresco. Completing the downstairs space is a convenient W/C. Ascending to the first floor, there are three well-appointed bedrooms, two of which are doubles, all served by a three piece family bathroom suite.

### \*\*OUTSIDE\*\*

The landscaped rear garden, framed and sectioned by fencing, creates a private haven for relaxation or alfresco gatherings. To the front, there is a private driveway offering off-street parking for 2-3 cars.

### \*\*SITUATION\*\*

The property is situated on the eastern fringe of Tredegar, approximately one mile from the town centre, and within close proximity of the Sirhowy Hill Woodlands, a designated local nature reserve that is popular with walkers. Nearby, there are a range of local amenities, including convenience stores, supermarkets and a popular family public house.

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 popular Bedwelly Park and Bryn Bach Park are a short distance away and 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. For commuters, 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. The nearby train stations in Ebbw Vale and Rhymney offer regular direct routes to the city of Cardiff within the hour.

### \*\*ADDITIONAL INFORMATION\*\*

EPC Rating | D

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

Tenure | We are informed that 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

Composite and obscured double-glazed door into Entrance Hallway.

### Entrance Hall

Laminated flooring with in-built door mat, white gloss door to WC, white gloss door to Lounge, carpeted stairs to first floor, radiator.

### Downstairs WC

Laminated flooring, textured ceiling, wash hand basin, WC, radiator, uPVC and obscured double-glazed window to front.

### Lounge (14' 4" Max x 12' 2" Max) or (4.37m Max x 3.70m Max)

Laminated flooring, textured ceiling, radiator, electric log effect fire with marble hearth and wooden surround, white gloss door to Kitchen / Diner, uPVC and double-glazed window to front.

### Kitchen / Diner (15' 5" Max x 8' 8" Max) or (4.69m Max x 2.64m Max)

Tiled flooring, textured ceiling, range of cream base and wall units, tiled splashbacks, stainless steel sink and drainer, integrated gas hob, electric oven with extractor fan over, space for fridge-freezer, space for washing machine, space for tumble fryer, space for dishwasher, radiator, white gloss door to under stairs storage housing a wall-mounted 'Valliant' gas condensing boiler, radiator, two uPVC and double-glazed patio doors to rear, uPVC and double-glazed window to rear.

### Landing

Carpet as laid, textured ceiling, white gloss doors to Bedrooms, white gloss door to Bathroom, white gloss door to Airing Cupboard.

## Bedroom 1 (11' 6" x 8' 8") or (3.50m x 2.65m)

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

## Bedroom 2 (8' 1" x 6' 6") or (2.46m x 1.97m)

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

## Bedroom 3 (11' 9" x 8' 8") or (3.59m x 2.65m)

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

## Upstairs Bathroom (6' 5" x 5' 11") or (1.95m x 1.81m)

Part-tiled walls, textured ceiling, panel-enclosed bath with shower over, pedestal wash hand basin, WC, uPVC and double-glazed window.

## Front Garden

Artificial lawned area with mature boundary shrubs.

## Rear Garden

Paved patio housing shed which leads to a separate fenced artificial lawned area with mature plants and shrubs. All within boundary fencing with a side access to front.

## Driveway

Tarmac driveway with parking for 3 cars.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:67

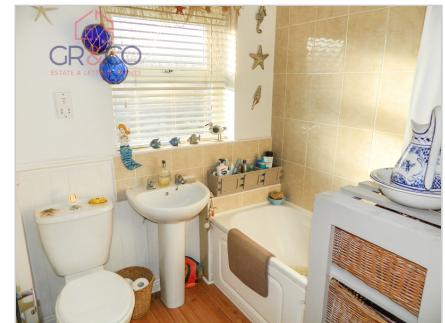
## Tenure

We are informed that the tenure is Freehold

## Council Tax

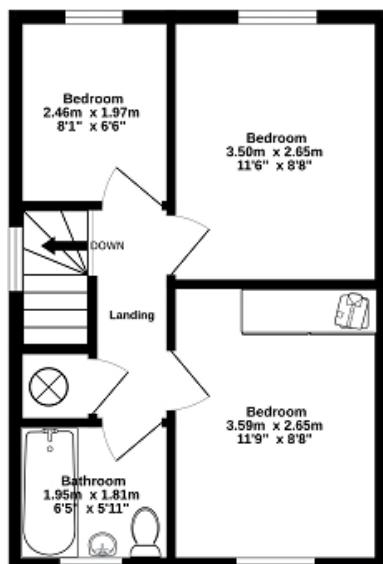
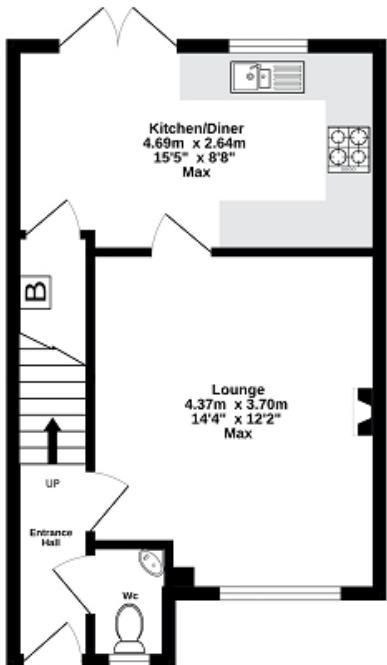
Band C





Ground Floor  
34.3 sq.m. (370 sq.ft.) approx.

1st Floor  
32.8 sq.m. (354 sq.ft.) approx.



TOTAL FLOOR AREA: 67.2 sq.m. (723 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 floorplan is not applicable for planning purposes and should not be relied upon 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.