

Hillside View, Tredegar Road, New Tredegar, NP24 6AL
£175,000



- **Town House**
- **Excellent Location**
- **Perfect First-time-buy**
- **Single Garage**
- **Combi Boiler**
- **Fantastic Views**
- **Superb Family Home**
- **Modern Throughout**
- **EPC Rating C**

Description...

James Douglas is delighted to welcome this beautifully presented three bedroom semi-detached townhouse property to the market. There is potential to extend (STP). Set in the ever popular location of Tredegar Road, New Tredegar. The perfect first-time-buy, investment or for someone looking to upsize. In brief terms the accommodation comprises a large garage on the ground floor. First floor, there is a great sized modern kitchen and a living/dining room. Second floor, we have two double bedrooms, a single bedroom and a family bathroom. Mains gas fired central heating (combi boiler) and UPVC double glazed windows and doors throughout. On-street parking with a large integrated garage. Steps lead up around the side of the property to a recently decked (July 2024) rear garden space. EPC C potential B. Council tax band B.

****UNBELIEVABLE VIEWS****

****RENOVATED AND MODERN THROUGHOUT****

****INTERGRATED GARAGE****

****WINDOWS AND DOORS RENEWED 2022****

Hillside View, Tredegar Road is within a couple of minutes driving distance of the local village shops or within seven minutes drive of Bargoed town centre which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Phillipstown Primary School & Whiterose Primary School with the local high school being Heolddu Comprehensive School. There is also a useful mainline railway station at Tirphil . Easy access to the A470/M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within relative commuting distance.

Additional Information

Tenure: Freehold

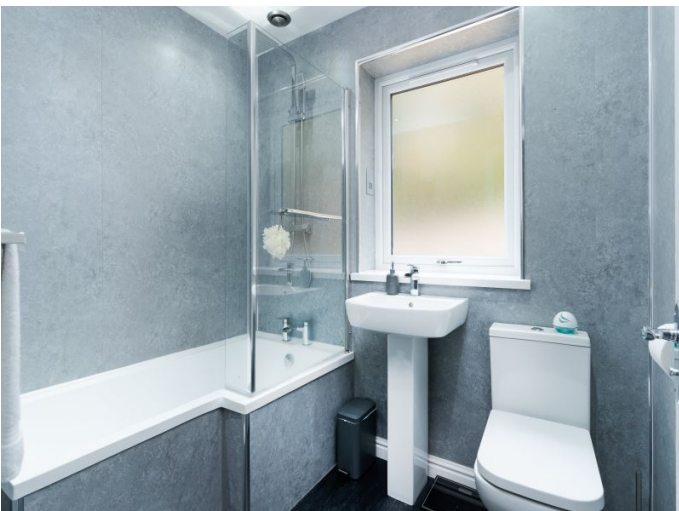
EPC: C

Council Tax Band: B

Accommodation...

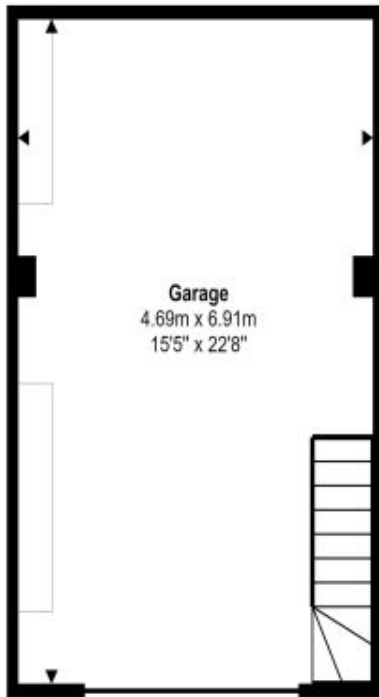
- Garage
- Kitchen
- Living/Dining Room
- Hallway
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Directions





Floorplan

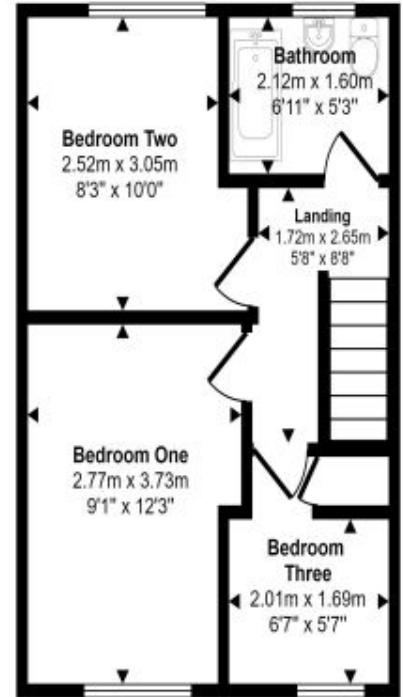
Approx Gross Internal Area
98 sq m / 1051 sq ft



Ground Floor
Approx 32 sq m / 349 sq ft



First Floor
Approx 32 sq m / 349 sq ft



Second Floor
Approx 33 sq m / 353 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	