



**High Street, Rhymney,  
Tredegar, Caerphilly. NP22  
5NB**

**FOR SALE  
£105,000**



- **THREE BEDROOMS**
- **RECENTLY RENOVATED**
- **VACANT POSSESSION AND NO ONWARD CHAIN**



**3**



**1**



**1**



## **Property Description**

\*\*\* MODERN THREE BEDROOM TERRACE \*\*\*

T Samuel Estate Agents are pleased to market this three bedroom terraced house which exudes modern elegance with its crisp white walls and luxurious grey carpets.

The recent renovation has transformed this home into a stylish haven, perfect for those seeking a blend of sophistication and comfort.

Don't miss the chance to own this updated property.

The property is sold with vacant possession and no onward chain.

Close to local amenities.

Accommodation: Lounge, kitchen, utility room, downstairs bathroom and three bedrooms.



## **LOUNGE**

4.94 m x 4.42 m

Entrance in to the lounge via white uPVC front door. Smooth emulsion walls and ceiling. Carpet flooring. Radiator. Power points. Stairs to first floor. Open plan entrance to kitchen. Electric meter and fuse board uPVC window to the front allowing plenty of natural light.

---



## **KITCHEN**

3.89 m x 2.86 m

Ample base and wall units in white gloss with complimentary black work surface. Stainless steel sink unit. Radiator. Power points. Smooth emulsion walls and ceiling. Vinyl flooring. Door to utility room.

---



## **UTILITY ROOM**

2.43 m x 2.33 m

Smooth emulsion walls and ceiling. Vinyl flooring. Plumbed for automatic washing machine. Black work surface. Power points. Door to downstairs bathroom. Velux window. uPVC door and window to the rear.

---



## **DOWNSTAIRS BATHROOM**

3.21 m x 1.72 m

Three piece suite in white comprising bath, w.c and wash hand basin with vanity unit. Radiator. Smooth emulsion walls and ceiling. Vinyl flooring. uPVC window to the side with frosted glass and velux window.

---



## **LANDING**

Smooth emulsion walls and ceiling.  
Carpet flooring. Doors leading to three bedrooms. Attic access.

---



## **BEDROOM 1**

4.14 m x 2.80 m

Smooth emulsion walls and ceiling.  
Carpet flooring. Radiator. Power points.  
Wall mounted boiler. Velux window and  
a uPVC window to the rear with  
amazing views.

---

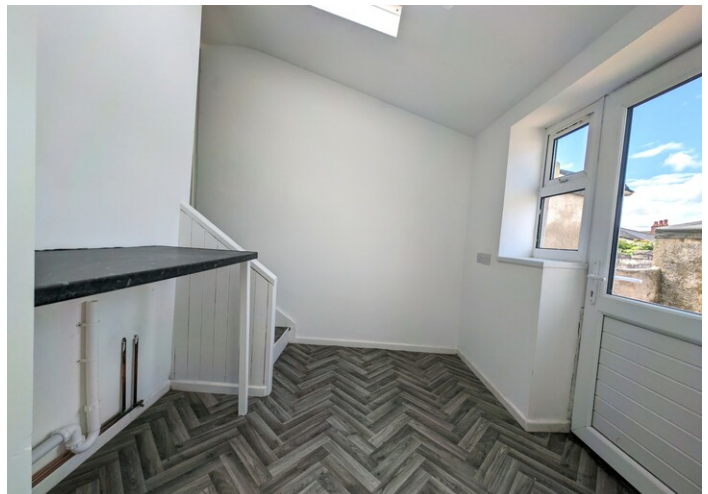


## **BEDROOM 2**

4.96 m x 2.61 m

Smooth emulsion walls and ceiling.  
Carpet flooring. Radiator. Power points.  
uPVC window to the front.

---



## **BEDROOM 3**

2.55 m x 1.78 m

Smooth emulsion walls and ceiling.  
Carpet flooring. Radiator. Power points.  
uPVC window to the front.

---

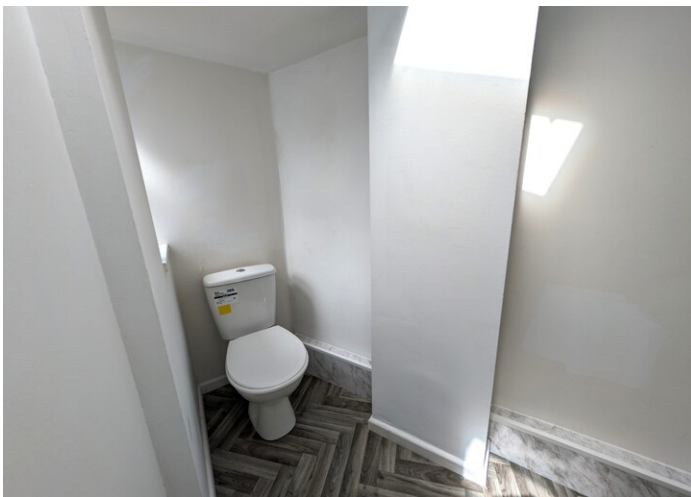


## **EXTERIOR**

Low maintenance enclosed exterior laid  
with decorative stones. Rear gate  
access. Stone built outbuilding.

---



















## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## FLOORPLAN

### **Misdescriptions Act 1991**

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### **Data Protection Act 1998**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.