



## 30 Walter Street, Tredegar, NP22 4JH

**£74,995**

FIRST TIME BUYER OR IDEAL INVESTMENT PROPERTY.....Pennaf Premier are pleased to offer for sale this two bedroom terraced property located in Tredegar. Ideal first time buy or investment property in need of some renovation. The property briefly comprises of hallway, two reception rooms, ground floor bathroom and kitchen with two bedrooms to the first floor. Spacious rear garden with outbuildings. Ideal location, do not miss out on this property. Call the office to arrange an appointment on 01639 760033. NO FORWARDING CHAIN.

## GROUND FLOOR

### HALLWAY

Wooden front door providing access to the hallway. Carpet to the floor, paper to the walls, artex ceiling, central light, radiator.

### RECEPTION ROOM

10'8" x 10'4" (3.259 x 3.173)

Wooden door with carpet to the floor, papered walls, coving to ceiling, central light, radiator, uPVC window to the front of the property, gas meters, storage cupboard.

### RECEPTION ROOM

11'11" x 11'4" at widest point (3.636 x 3.467 at widest point)

Wooden door, carpet to the floor, papered walls, artex to the ceiling, central light, radiator, wooden sash window to the rear of the property. Stairs to the first floor and access to the bathroom and kitchen.



### KITCHEN

10'6" x 5'4" (3.208 x 1.641)

Wooden door, laminate flooring, radiator, central light, uPVC window to the side of the property. Wall and base units with laminate worktops, sink with drainer and mixer taps, free standing cooker.



### BATHROOM

4'10" x 9'2" (1.477 x 2.819)

Downstairs bathroom, with vanity wash hand basin, W.C., bath, window to the side of the property, extractor fan, radiator,



### BEDROOM

15'10" x 10'5" (4.830 x 3.195)

Wood door, carpet to the floor, papered and emulsion walls, artex ceiling, central light, radiator, two uPVC window to the front of the property.



### BEDROOM

12'2" x 11'3" (3.710 x 3.444)

Wood door, carpet to the floor, papered walls, radiator, rear window, boiler, central light.



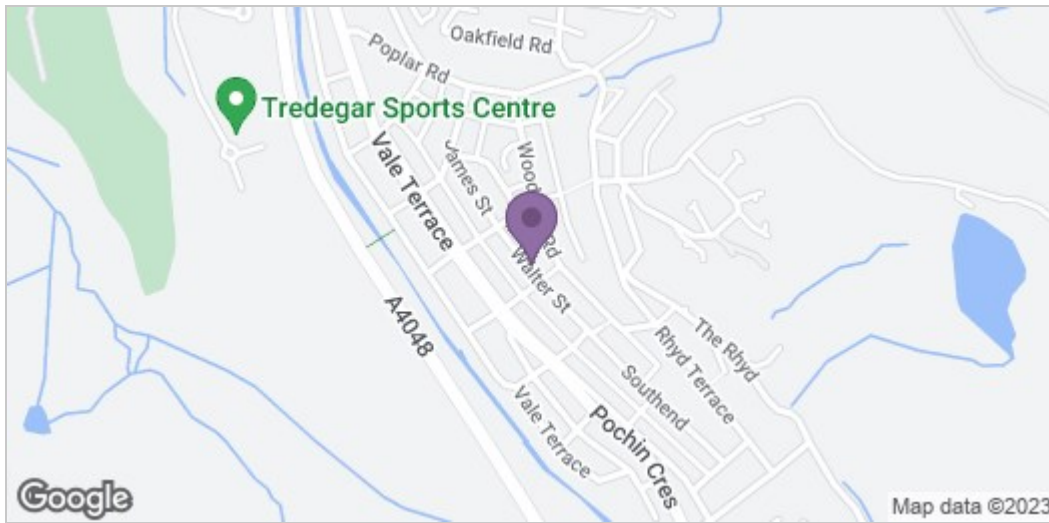


## OUTSIDE

### REAR GARDEN

Garden laid to lawn with central pathway to the rear of the garden. Access to the rear lane.





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

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