



17 James Street, Tredegar, NP22 4JE

Guide Price: £170,000 – £180,000 Freehold

Mid-Terrace Property • Three Bedrooms • Open-Plan Living/Dining Room • Ground Floor Bathroom and First Floor Bathroom • Front and Rear Gardens • Rear Access • Ideal Family Home



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A well-presented mid-terrace property within a sought after area of Tredegar and being convenient for access to the A465, local amenities and the local primary school. The accommodation comprises an entrance hallway, open-plan living/dining room, kitchen and ground floor bathroom. To the first floor are two double bedrooms and bathroom, and to the second floor is a further double bedroom. The property benefits from double glazing, a combi-gas central heating system, front forecourt, rear garden having rear access and outdoor storage. Ideal Family Home.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

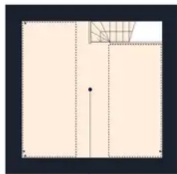




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1029.61 ft²
95.65 m²

Reduced headroom

145.89 ft²
13.55 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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