



3 Birchgrove, New Tredegar, NP24 6AH

£125,000

**** Well Presented Bay Fronted Home ** Three Bedrooms ** Village Location ****

Viewing recommended on this well presented home, an ideal opportunity for first time buyers, families or investors. The light and airy accommodation comprises entrance hall, lounge/diner, contemporary kitchen with oven and hob, modern bathroom and three bedrooms.

There is a small forecourt and courtyard together with a further garden area beyond the rear lane. Located in a popular village location within reach of amenities, schools, train station and local shops.

Offered with no onward chain, an early viewing is recommended.

Entrance Hall

Lounge/Diner 23'11" x 11'5" (7.30 x 3.50)



Double glazed bay window to front, double glazed window to rear, two radiators, laminated wood flooring, feature fireplace.

Kitchen 10'2" x 9'2" (3.10 x 2.80)



Modern fitted kitchen with grey gloss base and wall cupboards, stainless steel sink unit, ceramic oven and electric oven, integral fridge/freezer, space for washing machine, tiled floor, radiator, ceiling spotlights, double glazed window to side.

Lobby

Double glazed door to side, tiled floor.

Bathroom



Three piece suite comprising panelled bath with shower mixer taps, wc, wash hand basin, panelled walls, tiled floor, radiator, window to rear.

First Floor Landing



Double glazed window to rear.

Bedroom 1 11'9" x 7'10" (3.60 x 2.41)



Double glazed window to front, radiator.

Bedroom 2 9'4" x 8'11" (2.85 x 2.74)



Double glazed window to rear, radiator, wall mounted gas combination boiler.

Bedroom 3 8'9" x 7'5" (2.69 x 2.28)



Double glazed window to front, radiator.

Outside

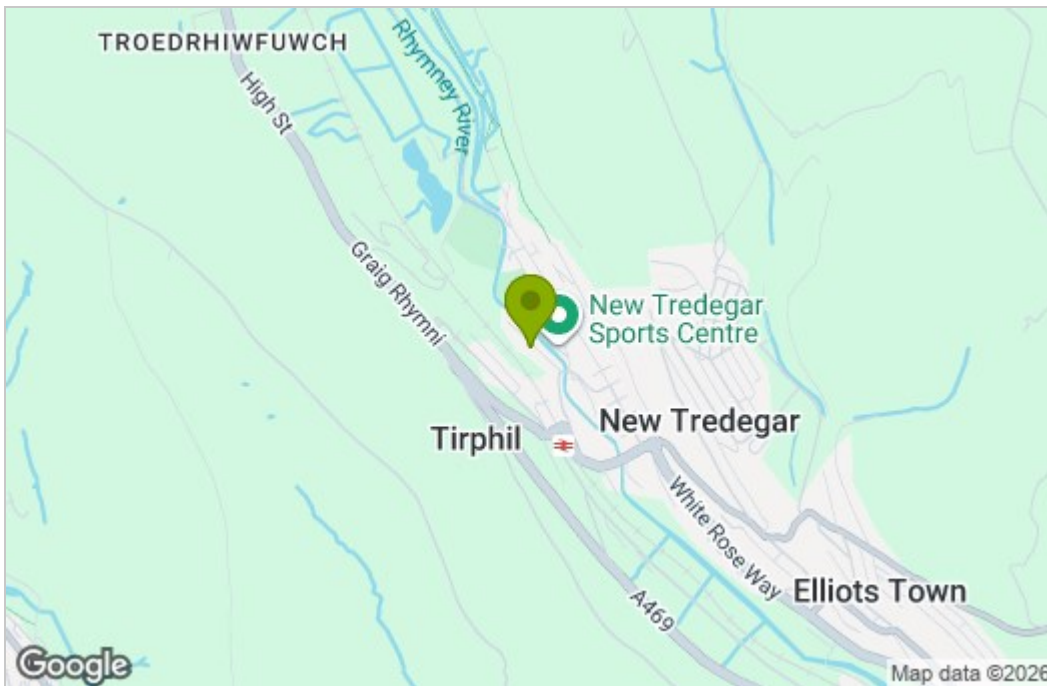


Small forecourt.

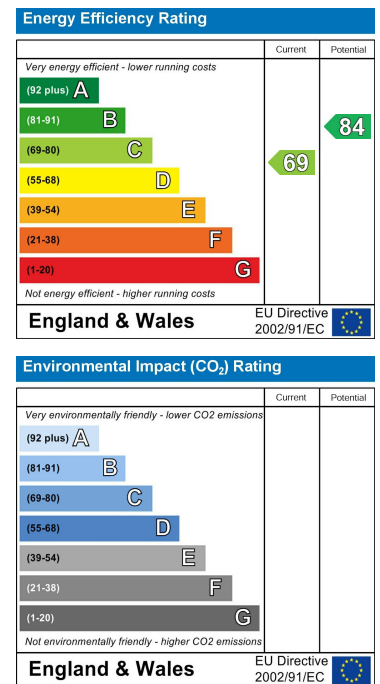
Rear courtyard with further garden area beyond the lane.

Floor Plan

Area Map



Energy Efficiency Graph



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