

Church Street  
Tredegar  
Blaenau Gwent  
NP22

Offers In Excess Of £115,000

bettermove



# Church Street Tredegar

Bettermove are proud to present this 2 bedroom terraced house in Tredegar, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing and gas central heating, with parking available to the rear of the property.

The council tax band is B.

The interior of this well presented property comprises a spacious living room, and fitted kitchen on the ground floor. The first floor consists of two double bedrooms, and the family bathroom.

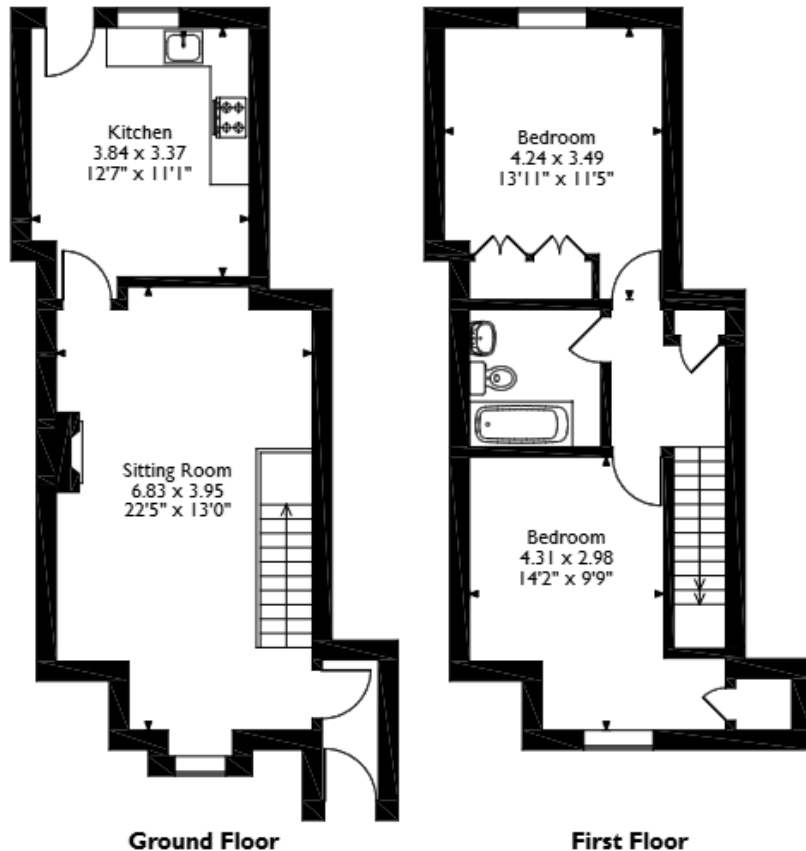
Located in the popular town of Tredegar, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Ebbw Vale Town (3.6 miles) and Rhymney (3.8) Railway Stations, giving direct links into Cardiff, a variety of local bus routes, and quick access to the A465.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.


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Ashleigh Court, Church Street, Tredegar  
Approximate Gross Internal Area  
80 Sq M/861 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>79</b>	<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>	<b>79</b>	<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 

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