



Rhiw Parc Road, Abertillery, NP13 1EW

£110,000



**** NO ON-WARDS CHAIN ** OFF-ROAD PARKING FOR TWO CARS ****

Asset Estates are pleased to offer for sale this terraced property situated on Rhiw Parc Road, Abertillery. This property briefly comprises; open plan lounge/diner, kitchen, first floor bathroom, rear yard and generous tiered front garden providing sufficient off-road parking space for two cars. This property also benefits from a new combination boiler fitted in June 2021.

Abertillery offers good local amenities with schools, modern leisure facilities and excellent road links to the M4 and the A465, heads of the valleys. The Tesco Supermarket is within easy reach from the property. There is a direct rail link to Cardiff from the station at Llanhilleth, a short drive away. The town is situated in a typical steep sided valley, much of it enjoying fine views. Open countryside and excellent walks are on the doorstep.

Lounge

15'3" x 12'3" (4.67m x 3.76m)

Kitchen

5'8" x 13'7" (1.79m x 4.18m)

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No statement in these details should be relied upon as representation of fact. Any purchaser should instruct their own survey in order to ensure the accuracy of the information within. Asset Estates, their employees and agents do not have any authority to give warranty or representation in respect of this property. The services and equipment at the property have not been tested and we cannot comment on their condition or adequacy. Asset Estates make thorough inquiries of the vendor to ensure that the information that we provide is as accurate as possible. If you are aware of any details that are incorrect, please inform Asset Estates in order for us to make the necessary changes.

Bedroom 1

8'9" x 11'8" (2.72m x 3.61m)

Bedroom 2

5'9" x 12'5" (1.82m x 3.84m)

Landing

12'7" x 5'4" (3.89m x 1.65m)

Rear Lobby

3'8" x 6'3" (1.17m x 1.95m)

Tenure

We have been informed that this property is freehold, intending purchasers should make enquiries with their solicitors

Services

Mains gas, electric, water and drainage

Council tax

Band: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

