



Bridge Terrace, Cwmtillery, Abertillery NP13 1LD

Guide Price £170,000 to £180,000



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GARAGE ****

Asset Estates are pleased to offer for sale this unique and spacious semi detached property situated in the popular location of Cwmtillery, within short walking distance of Cwmtillery lakes. Originally two separate dwellings, this property now comprises; entrance, three reception rooms, kitchen, three bedrooms, first floor bathroom and first floor shower room.

This property benefits from generous rear garden space, additional plot which subject to planning permission would provide room for further extension. In addition to this, a garage situated to the rear of the garden with potential to add further off-road parking.

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.

Entrance

2'8" x 4'5" (0.88m x 1.4m)

Reception 1

10'7" x 21'9" (3.28m x 6.69m)

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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.

Reception 2

10'6" x 15'7" (3.26m x 4.8m)

Reception 3

11'4" x 17'4" (3.48m x 5.33m)

Kitchen

14'4" x 7'6" (4.4m x 2.34m)

Rear porch

3'8" x 6'2" (1.18m x 1.9m)

Bathroom

7'7" x 11'5" (2.36m x 3.53m)

Bedroom 1

8'3" x 11'5" (2.56m x 3.53m)

Bedroom 2

15'8" x 11'4" (4.83m x 3.5m)

Bedroom 3

10'9" x 13'3" (3.34m x 4.08m)

Shower room

10'9" x 13'3" (3.34m x 4.08m)

Tenure

We have been informed that

