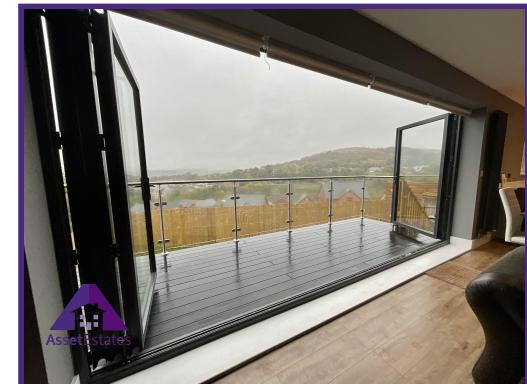




Beech Tree Crescent, Blaina, Abertillery, NP13 3JA

£395,000



Entrance Hall

7'2" x 14'5" (2.22m x 4.43m)

Lounge

11'3" x 16'6" (3.47m x 5.08m)

Wc

3'2" x 6'3" (1m x 1.94m)

Kitchen/ diner

13'8" x 36'1" (4.21m x 11.01m)

Utility room

5'4" x 6'4" (1.67m x 1.97m)

Garage

11'3" x 16'4" (3.46m x 5.01m)

Bedroom 1

10'5" x 15'6" (3.22m x 4.76m)

En-suite

6' x 8'1" (1.84m x 2.47m)

Walk-in Wardrobe

4'9" x 10'1" (1.51m x 3.1m)

Bedroom 2

11'4" x 13'5" (3.49m x 4.13m)

Bedroom 3

10'5" x 14'9" (3.21m x 4.56m)

Bedroom 4

9'8" x 16' (2.99m x 4.89m)

Bathroom

7'7" x 9'6" (2.37m x 2.95m)

Landing

9'6" x 16' (2.95m x 4.89m)

Basement

13'1" x 36' (4m x 11m)

Tenure

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

Services

Mains gas, electric, water and drainage

Council Tax

Band: E

Asset Estates Ltd

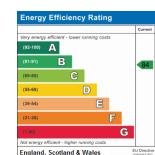
Abertillery NP13 1DA

Call: 01495 211311

Web: www.assetestates.co.uk/

Email: info@assetestates.co.uk

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.



External:

49.3 sq m (530 sq ft) approx.

Ground Floor:

50.2 sq m (540 sq ft) approx.

1st Floor:

50.3 sq m (542 sq ft) approx.



TOTAL FLOOR AREA: 155.8 sq m (1681 sq ft) approx.
Whilst every care has been made to ensure the accuracy of the floorplan dimensions, measurements are approximate and should be used as a guide only. This plan is for illustrative purposes only and should be used as such. Any planning permission should be applied for in accordance with the dimensions shown on the official planning drawing and the guidance as to floor space and efficiency code given.