



Old Blaina Road, Abertillery, NP13 2EB

£280,000



**Entrance**

7'2" x 12'2" (2.2m x 3.74m)

**Dining Room**

10'8" x 14' (3.3m x 4.27m)

**Lounge**

10'5" x 14' (3.22m x 4.27m)

**Kitchen**

10'8" x 11'8" (3.32m x 3.61m)

**Bathroom**

5'8" x 9'6" (1.78m x 2.94m)

**Rear Lobby**

5'8" x 9'6" (1.78m x 2.94m)

**Bedroom 1**

10'9" x 12'2" (3.35m x 3.74m)

**Dressing Room/ Bedroom 4**

6'9" x 10'3" (2.13m x 3.16m)

**En-Suite Shower-Room**

6'9" x 10'3" (2.13m x 3.16m)

**Bedroom 2**

10'7" x 10'7" (3.29m x 3.28m)

**Bedroom 3**

10'5" x 10'7" (3.23m x 3.29m)

**Landing**

7'3" x 10'7" (2.23m x 3.29m)

**Tenure**

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

**Council tax**

Band: C

**Services**

Mains gas, electric, water and drainage



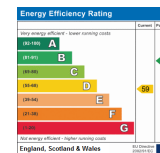
**Asset Estates Ltd**

Abertillery NP13 1DA

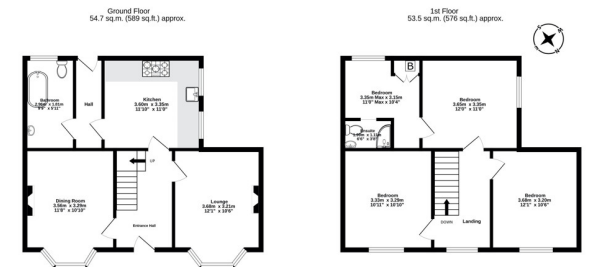
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No statement in these details should be relied upon as representation of fact. Any purchaser should instruct their own survey in order to ensure the accuracy of the information within. Asset Estates, their employees and agents do not have any authority 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.



TOTAL FLOOR AREA: 108.2 sq.m. (1165 sq.ft.) approx.  
\*Energy ratings have been made in accordance with the requirements of the Energy Performance of Buildings (England and Wales) Regulations 2012. The energy ratings are based on the information provided by the vendor and are not a guarantee of the energy performance of the property. The energy ratings are based on the information provided by the vendor and are not a guarantee of the energy performance of the property. The energy ratings are based on the information provided by the vendor and are not a guarantee of the energy performance of the property.