



Hafod Fan Road, Six Bells, Abertillery, NP13 2QJ

GUIDE PRICE £119,950 TO £129,950



Lounge

13'5" x 22'8" (4.12m x 6.96m)

Kitchen

12'9" x 15'9" (3.95m x 4.86m)

Bedroom 1

10'5" x 17'7" (3.22m x 5.4m)

Bedroom 2

11'2" x 12' (3.42m x 3.66m)

Bathroom

5'6" x 9'3" (1.73m x 2.85m)

Tenure

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

Services

Mains gas, electric, water and drainage

Council Tax

Band: B



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.

Energy Efficiency Rating		
Energy efficiency	Current	Potential
Very energy efficient - lower running costs	A	
Energy efficient	B	
Decent	C	
Some energy efficiency	D	
Not very energy efficient	E	
Energy inefficient - higher running costs	F	
Very energy inefficient - higher running costs	G	

England, Scotland & Wales

Ground Floor
87.2 sq.m. (938 sq.ft.) approx.

