



Bryn Gaer Terrace, Brynithel, Abertillery NP13 2HF

Guide Price £119,950

Council Tax Band A



**** NO CHAIN ** OFF ROAD PARKING ** VIDEO TOUR ** EPC**

RATING: D **

Asset Estates are pleased to offer for sale this recently updated terraced property situated in the popular location of Bryn-Gaer Terrace, Brynithel. This property briefly comprises; entrance, open plan lounge/diner, modern fitted kitchen, ground floor bathroom, utility room, three bedrooms, rear

Entrance

Lounge/ Diner

12'4" x 23'8" (3.78m x 7.28m)

Kitchen

10' x 8'8" (3.05m x 2.71m)

Bathroom

8'8" x 5'6" (2.71m x 1.71m)

Utility Room

Asset Estates Ltd

4 Church Street, Abertillery, NP13 1DA

Call: 01495 211311

Web: www.assetestates.co.uk/

Email: info@assetestates.co.uk

8'9" x 4'1" (2.73m x 1.25m)

Bedroom 1

15'6" x 9'9" (4.78m x 3.04m)

Bedroom 2

10'4" x 9'4" (3.17m x 2.88m)

Bedroom 3

10' x 8'7" (3.06m x 2.68m)

Tenure

We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services

Mains electricity, gas, water and drainage.

Council Tax

Band: A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.