



Heol Gerrig, Abertillery, NP13 1BJ

£220,000

Council Tax Band C



**** GUIDE PRICE £220,000 TO £230,000 ****
PERFECT FAMILY HOME ** VIDEO TOUR **
EPC RATING: C ** Asset Estates are pleased to offer for sale this semi-detached property situated on Heol Gerrig, Abertillery. This property briefly comprises; entrance, two reception rooms, fitted kitchen, ground floor wc, first-floor bathroom, open landing with spiral staircase, four double bedrooms - largest benefitting from an en-suite shower room, driveway to front and rear tiered garden.

**** PERFECT FAMILY HOME ** VIDEO TOUR ** EPC RATING: C ****

Asset Estates are pleased to offer for sale this semi-detached property situated on Heol Gerrig, Abertillery. This property briefly comprises; entrance, two reception rooms, fitted kitchen, ground floor wc, first-floor bathroom, open landing with spiral staircase, four double bedrooms - largest benefitting from an en-suite shower room, driveway to front and rear tiered garden.

- Semi Detached Property
- Four Bedrooms
- Gas Central Heating
- Double Glazing
- Freehold
- Solar Panels
- Off-Road Parking

class="bullet" data-gjs-type="span-b-em-u-i-strong" data-highlightable="1" style="box-sizing:border-box;">•Rear Garden

Rooms

Entrance

3' x 5' (0.93m x 1.55m)

Kitchen

9'3" x 13'9" (2.86m x 4.24m)

Lounge/ Diner

16'2" x 26'3" (4.96m x 8.03m)

Reception room

9'7" x 11' (2.97m x 3.37m)

WC

2'6" x 4'9" (0.81m x 1.51m)

Bedroom 1

9'8" x 13'9" (2.99m x 4.25m)

En-Suite Shower-Room

3'5" x 8'2" (1.08m x 2.52m)

Bedroom 2

9'9" x 11'2" (3.02m x 3.44m)

Bedroom 3



Bedroom 3

8'6" x 16' (2.65m x 4.89m)

Bedroom 4

7'9" x 14'6" (2.43m x 4.48m)

Bathroom

7'5" x 7'4" (2.31m x 2.27m)

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: C



Asset Estates Ltd

4 Church Street, 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.

