



Old Blaina Road, Abertillery, NP13 2EB

£265,000



Please Note

Any inferred original / Edwardian features, fixtures or fittings are not verified by Asset Estates and are listed as such by word of the current owners.

Entrance

Wood flooring, Edwardian coving, high skirting.
7'2" x 12'2" (2.2m x 3.74m)

Dining Room

Edwardian coving and ceiling rose, high skirting, feature antique show fireplace, carpet flooring.
10'8" x 14' (3.3m x 4.27m)

Lounge

Log burner, Wood flooring, Edwardian coving, high skirting.
10'5" x 14' (3.22m x 4.27m)

Kitchen

Recently renovated, tiled floor, granite tops, Belfast sink, tiled backsplash, island breakfast bar.
10'8" x 11'8" (3.32m x 3.61m)

Bathroom

Recently renovated, tiled floor, tiled walls, slipper bath.
5'8" x 9'6" (1.78m x 2.94m)

Rear Lobby

Tiled floor. coat hanging.
5'8" x 9'6" (1.78m x 2.94m)

Bedroom 1

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

Asset Estates Ltd

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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.

Dressing Room/ Bedroom 4

Built in wardrobe, carpet flooring
6'9" x 10'3" (2.13m x 3.16m)

En-Suite Shower-Room

Tiled walls, waterproof flooring, basin, wc, shower.
6'9" x 10'3" (2.13m x 3.16m)

Bedroom 2

Carpet flooring, wardrobes and chest of drawers
10'7" x 10'7" (3.29m x 3.28m)

Bedroom 3

Carpet flooring, original period fireplace.
10'5" x 10'7" (3.23m x 3.29m)

Landing

Carpet flooring.
7'3" x 10'7" (2.23m x 3.29m)

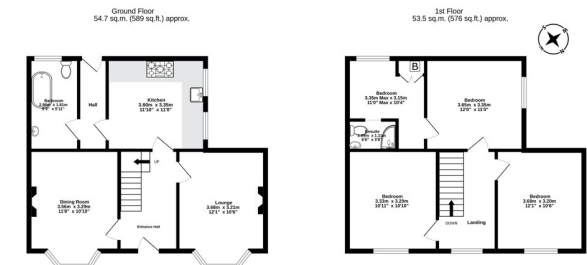
Garden

Garden: The garden is terraced, landscaped and provides sweeping views across the local mountains. The garage has up and over doors and side door access. The garden also includes a flat area, adjacent to the house, which the new owners may wish to investigate as a potential development opportunity or property extension subject to relevant planning permission.

Tenure

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

Council tax



TOTAL FLOOR AREA: 108.2 sq.m (1155 sq.ft.) approx.
1082 sq.m (11555 sq.ft.) approx. is the total area of the property including the garden.
All areas are given by the vendor and are not intended to be used as a basis for any calculation or measurement. The areas are given for information only and should not be relied upon for any purpose.
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