



Graig View Terrace, Brynithel, Abertillery, NP13 2HR

Offers Over £120,000

Council Tax Band A



\*\* VIDEO TOUR \*\* EPC RATING: D \*\*

Asset Estates are pleased to offer for sale this terraced property situated on Graig View Terrace, Abertillery. This property briefly comprises; entrance porch, open plan lounge/diner, kitchen, first floor bathroom with whirlpool bath, three bedrooms, front yard and rear tiered garden.

**Entrance Porch**

3'1" x 6'5" (0.96m x 2m)

**Lounge/ Diner**

12'5" x 24' (3.83m x 7.33m)

**Kitchen**

7'6" x 10'3" (2.33m x 3.14m)

**Bathroom**

4'6" x 7'9" (1.43m x 2.43m)

**Bedroom 1**

12'5" x 12'8" (3.83m x 3.93m)

**Bedroom 2**

8'9" x 10'2" (2.72m x 3.12m)

**Bedroom 3**

5'7" x 11'3" (1.75m x 3.45m)

**Tenure**

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

**Services**

Mains gas, electric, water and drainage

**Council Tax**

Band: A



**Asset Estates Ltd**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

