



Blaencuffin Road, Llanhilleth, Abertillery, NP13 2RW

£72,500

Council Tax Band A



**\*\* NO CHAIN \*\* CASH PURCHASE ONLY \*\***

Asset Estates are pleased to offer for sale this three bedroom terraced property situated on Blaencuffin Road, Llanhilleth. In need of renovation, this property briefly comprises; entrance, two reception rooms, kitchen, first floor bathroom, three bedrooms and elevated rear garden.

Located in the town of Llanhilleth which benefits from local amenities, easy access to major road links and the local train

### Entrance

### Reception 1

11'5" x 14' (3.52m x 4.28m)

### Reception 2

9'4" x 9'8" (2.89m x 2.99m)

### Kitchen

8' x 11'4" (2.45m x 3.48m)

### Bathroom

### Asset Estates Ltd

4 Church Street, Abertillery, NP13 1DA

Call: 01495 211311

Web: [www.assetestates.co.uk/](http://www.assetestates.co.uk/)

Email: [info@assetestates.co.uk](mailto:info@assetestates.co.uk)

5'5" x 6'5" (1.69m x 2.01m)

### Bedroom 1

10'9" x 12'6" (3.33m x 3.85m)

### Bedroom 2

7'8" x 9'4" (2.4m x 2.88m)

### Bedroom 3

8'1" x 12'5" (2.48m x 3.83m)

### Tenure

We have been informed that this property is leasehold, the lease is 999 years starting 19th November 1907 and ending 24th June 2904 paid at £1.20 per annum. Intending purchasers should make enquires with their solicitor.

### Services

Mains gas, electric, water and drainage

### Council Tax

Band: A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>0</b>	<b>0</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.