



Gaen Street, Abertillery, NP13 1PT

£119,950

Council Tax Band A





**\*\* NO CHAIN \*\* VIDEO TOUR COMING SOON \*\* EPC: D \*\***

Asset Estates are pleased to offer for sale this recently renovated terraced property situated on Gaen Street, Abertillery. Modern throughout, this property briefly comprises; open plan lounge/diner, modern fitted kitchen, ground floor wc, first-floor bathroom, two bedrooms and rear garden.

The property is move in ready and would make an ideal first time buy, contact us now to arrange your viewing! Abertillery offers good local amenities with schools, modern leisure facilities and excellent road links to the M4 and the

### Lounge/ Diner

13'5" x 22' (4.13m x 6.71m)

### Kitchen

6'9" x 7'7" (2.11m x 2.36m)

### WC

4'9" x 5'4" (1.52m x 1.65m)

### 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)

### Bathroom

6'5" x 7'6" (2m x 2.32m)

### Bedroom 1

10' x 14'3" (3.06m x 4.38m)

### Bedroom 2

8'5" x 11'6" (2.61m x 3.55m)

### Tenure

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

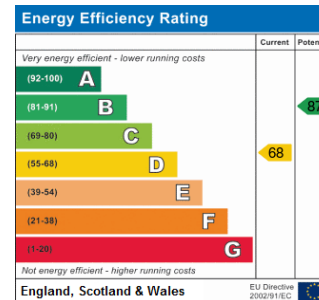
### Services

Mains gas, electric, water and drainage

### Council Tax

Band: A

### EPC: D



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.