



Valley View, Cwmtillery, Abertillery, NP13 1JE

£165,000

Council Tax Band A





\*\* VIDEO TOUR \*\* EPC: TBC \*\*

We are pleased to offer for sale this well presented terraced property situated on Valley View, Cwmtillery. Modern throughout, this property briefly comprises: entrance porch, open plan lounge/diner with multifuel stove, modern fitted kitchen with integrated appliances, ground floor storage area, open landing, first-floor shower room, three bedrooms, rear garden with outbuilding and patio front garden.

#### Porch

2'8" x 3'6" (0.86m x 1.12m)

#### Lounge/ Diner

13'8" x 18'6" (4.22m x 5.68m)

#### Kitchen

8'2" x 12'4" (2.51m x 3.8m)

#### Shower Room

5'5" x 9'1" (1.68m x 2.8m)

#### Bedroom 1

9'6" x 12'9" (2.95m x 3.95m)

#### Bedroom 2

7'4" x 12'5" (2.27m x 3.84m)

#### Bedroom 3

5'5" x 9'1" (1.68m x 2.8m)

#### 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: TBC

#### Asset Estates Ltd

Abertillery

Call: 01495 211311

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

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



| 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> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
|   |          | 0                       | 0         |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

