



Cwm Farm Road, Six Bells, Abertillery, NP13 2PA

£350,000

Council Tax Band D



** VIDEO TOUR ** EPC: C **

We are pleased to offer for sale this well presented detached property situated in one of the most desirable areas of Six Bells, Abertillery. Cwm Farm Road occupies an elevated position and enjoys beautiful views down the valley. This property briefly comprises; entrance, fitted kitchen, utility

Entrance

2'4" x 8'8" (0.75m x 2.71m)

Hallway

10'1" x 10'1" (3.09m x 3.1m)

Living Room

12'8" x 16' (3.92m x 4.88m)

Dining Room

16' x 13'1" (4.88m x 4m)

Kitchen

9'2" x 11'4" (2.83m x 3.49m)

Utility Room

7'2" x 11'1" (2.22m x 3.39m)

Rear Lobby

3'3" x 10'4" (1.02m x 3.17m)

Asset Estates Ltd

Abertillery

Call: 01495 211311

Web: www.assetestates.co.uk/

Email: 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.

Bathroom

6'1" x 7'2" (1.88m x 2.2m)

Bedroom 1

10'6" x 12'9" (3.24m x 3.94m)

Bedroom 2

11' x 13'8" (3.38m x 4.23m)

Bedroom 3

9'7" x 14' (2.97m x 4.29m)

Bedroom 4

12'5" x 11'4" (3.81m x 3.48m)

Shower Room

5' x 7'3" (1.54m x 2.24m)

Garage

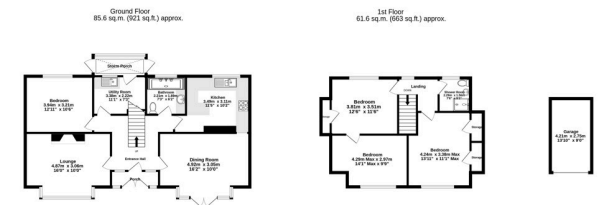
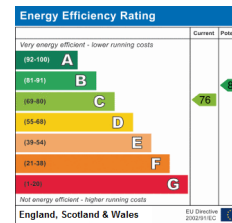
Tenure

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



TOTAL FLOOR AREA: 147.2 sq.m. (1586 sq.ft.) approx.
 Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of actual spaces, walls and site lines may not correspond with the measurements shown on the floor plan. The services, fixtures and appliances shown here are for information only and are not to be relied upon as being applicable to the property.
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