

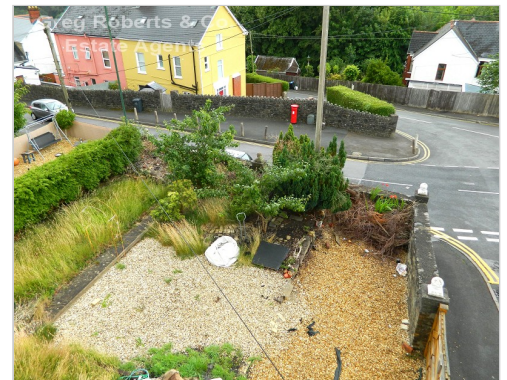


GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Ty Bryn Road
Abertillery
Blaenau Gwent
NP13

£250,000



- Impressive Three-Storey Property, Currently Split Into Two Separate Residences
- Great Renovation Opportunity
- House (No. 2) Three Bedrooms | Kitchen/Diner
- Two Reception Rooms With Feature Bay Windows
- House (No. 1) Four Rooms Requiring Full Refurbishment
- Picturesque Views Over Surrounding Valley
- Large, Walled Garden With Ample Off Road Parking
- Popular Residential Location
- No Onward Chain Complications
- Tenure: Freehold | Extending To Over 1800 Sq Ft

Ref: PRA10841

Viewing Instructions: Strictly By Appointment Only

General Description

Offered with no onward chain, this substantial three-storey property currently comprises of two separate residences with over 1800 Sq Ft of living accommodation in total and provides a fantastic opportunity for a renovation project and/or investment.

This individual semi-detached property has a three bedroom home (House number 2) to the first and second floor. With luxurious high ceilings, some original features and beautiful views, this would make for a superb home. To the ground floor (House number 1), there are a further four rooms which offers huge potential following refurbishment.

House Number 2: The entrance is approached via several steps which lead to an inner porch and hallway. From here, there are two light-filled reception rooms with feature bay windows and a bathroom. The kitchen/dining room is accessed via a sliding door from the second reception room. To the third floor, there are three good sized bedrooms which complete the living accommodation of this residence.

House Number 1: Accessed via the garden, there is an entrance hallway leading to four spacious rooms requiring full renovation throughout.

Outside, there is a spacious established walled garden with double wooden gates leading to off road parking for several vehicles.

SITUATION

Located in the town of Abertillery in the Ebbw Fach Valley in the heart of South East Wales. Bordering the Brecon Beacons National Park, it is surrounded by natural beauty and offers beautiful countryside walks from your doorstep. The property is conveniently situated a short drive from Llanhilleth Train Station, which offers a direct route to the city of Cardiff.

Accommodation

Entrance

Number 2, Ty Bryn Road.

Steps leading to front door and internal porch.

Internal porch (3' 0" x 2' 11") or (0.91m x 0.90m)

Glazed door into L-shaped hallway

L-shaped entrance hallway (15' 0" Max x 9' 1" Max) or (4.56m Max x 2.78m Max)

Carpet as laid, papered ceiling, radiator, door to reception room one, door to reception room two, door to bathroom, carpeted stairs to first floor, door to under stairs storage cupboard.

Reception Room 1 (16' 10" Max x 11' 0" Max) or (5.13m Max x 3.36m Max)

Carpet as laid, papered ceiling with original ceiling rose, radiator, uPVC and double-glazed window to front, uPVC and double glazed bay window to side.

Bathroom (8' 8" x 5' 11") or (2.63m x 1.81m)

Linoleum flooring, smooth ceiling, panel-enclosed bath, pedestal wash hand basin, W.C., radiator, uPVC and obscured double-glazed window to side.

Reception Room 2 (19' 2" Max x 9' 3" Max) or (5.84m Max x 2.83m Max)

Carpet as laid, textured ceiling, radiator, uPVC and double glazed bay window to side, sliding door to kitchen / dining room.

Kitchen (7' 8" x 6' 11") or (2.33m x 2.11m)

Linoleum flooring, smooth ceiling, range of base and eye level units, space for cooker, space for washing machine, door to rear lobby.

Dining Room (9' 7" Max x 6' 11" Max) or (2.92m Max x 2.11m Max)

Carpet as laid, wall mounted 'Ideal' condensing combi-boiler, radiator, uPVC and double-glazed window to side.

Rear Lobby (3' 11" x 5' 3") or (1.20m x 1.60m)

Tiled flooring, plastic ceiling, storage cupboard, single glazed window to rear, uPVC and double-glazed door to rear.

Landing (17' 11" Max x 15' 8" Max) or (5.46m Max x 4.78m Max)

Carpet as laid, smooth ceiling, doors to bedrooms, uPVC and double glazed window to side.

Bedroom 1 (20' 4" Max x 11' 3" Max) or (6.20m Max x 3.43m Max)

Carpet as laid, textured ceiling, original ceiling rose, two uPVC and double glazed windows to front, uPVC and double glazed bay window to side, radiator.

Bedroom 2 (13' 10" x 9' 4") or (4.22m x 2.84m)

Carpet as laid, textured ceiling, radiator, uPVC and double-glazed window to side.

Bedroom 3 (17' 10" x 6' 11") or (5.44m x 2.11m)

Carpet as laid, smooth ceiling, uPVC and double-glazed window to side, single glazed and hardwood window to rear.

Entrance

Number 1, Ty Bryn Road.

uPVC and obscured double-glazed door into Entrance Hallway.

Entrance Hallway (5' 11" x 5' 10") or (1.81m x 1.77m)

Entrance to Reception Room One, Reception Room Two and Reception Room Three.

Room 1 (10' 10" x 20' 4") or (3.31m x 6.19m)

uPVC and double-glazed bay window to front.

Room 2 (11' 7" x 5' 10") or (3.53m x 1.77m)

Room 3 (18' 8" x 9' 0") or (5.70m x 2.74m)

uPVC and double glazed window to front.

Room 4 (19' 1" x 6' 2") or (5.81m x 1.88m)

uPVC and double-glazed window to front, uPVC and obscured double-glazed window to side.

Outside

Wooden gates to driveway providing parking for several cars. Lawned garden all within stone walls and mature hedging.

Services

Mains electricity, mains water, mains drainage, mains gas

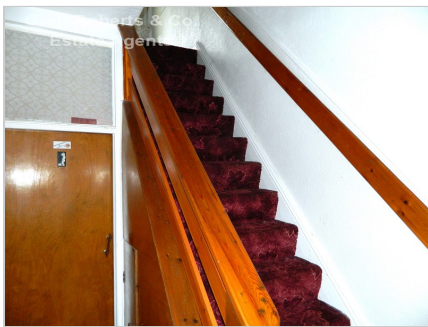
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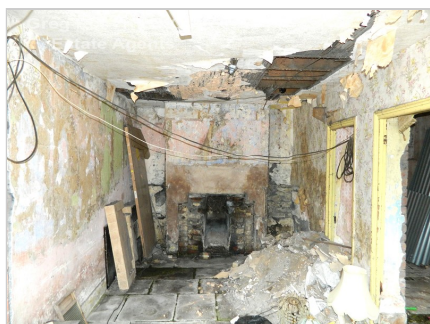
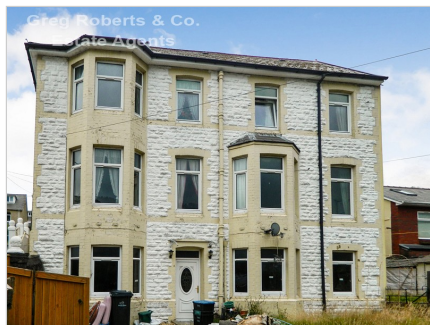
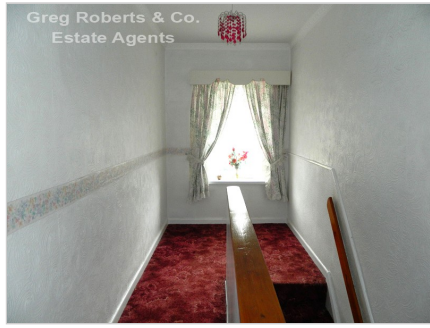
Tenure

We are informed that the tenure is Freehold

Council Tax

Band B







Greg Roberts & Co.
Estate Agents

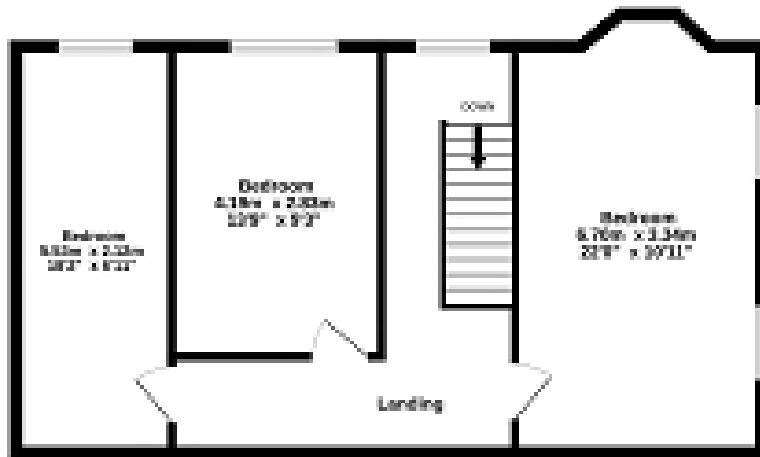
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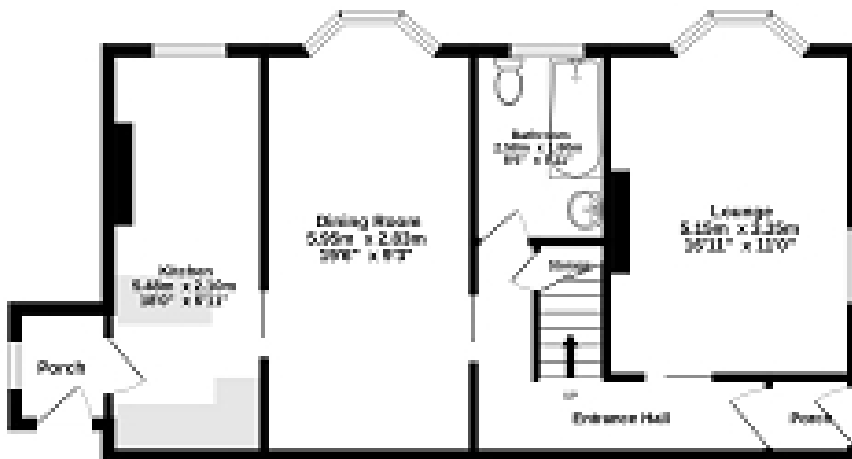
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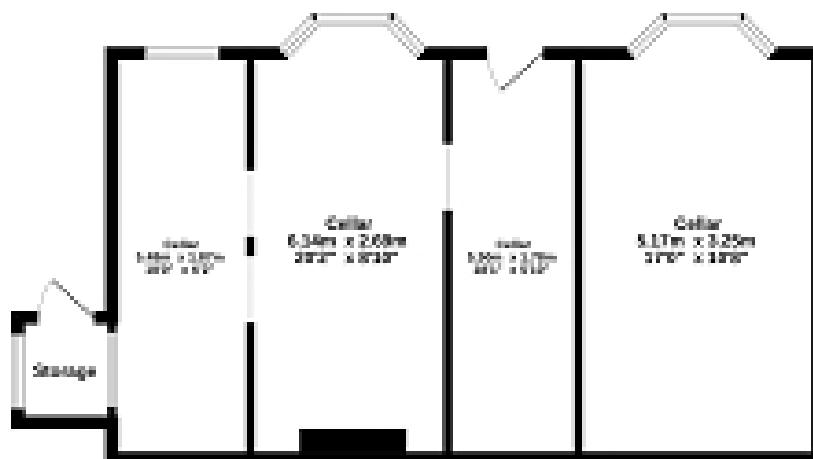
1st Floor
55.0 sq.m. (592 sq.ft.) approx.



Ground Floor
57.8 sq.m. (622 sq.ft.) approx.



Basement
55.0 sq.m. (592 sq.ft.) approx.



TOTAL FLOOR AREA: 168.8 sq.m. (1817 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

18/06/2018 M00000000000

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £225,000. From £225,001 to £400,000 - 6% of Purchase Price. From £400,001 to £750,000 - 7.5% of Purchase Price. From £750,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.