



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

The Square
Aberbeeg
Abertillery

£65,000



- Ground Floor One Bedroom Flat In Picturesque Location
- No Onward Chain Complications
- Fitted Kitchen / Breakfast Room
- Bay Fronted Living Room | Bathroom
- Beautiful Countryside Surroundings
- First Time Buy / Investment Opportunity
- Excellent Transport Links|Direct Train Route To Cardiff
- Free Communal Parking Spaces
- EPC Rating: D | Council Tax Band: A
- Tenure: Leasehold (985 Years)

Ref: PRA10949

Viewing Instructions: Strictly By Appointment Only

General Description

Available with no onward chain is this well presented one bedroom ground floor flat, ideally situated in a semi-rural location with beautiful surroundings. The property benefits from fitted kitchen and bathroom as well as communal parking. This would make an ideal first time or buy to let purchase.

The living accommodation of this ground floor flat has a well appointment layout, with a central hallway, bay-fronted living room, double bedroom, and built-in storage cupboard. The kitchen has fitted cabinets and freestanding appliances. The two windows provide excellent natural light and further leafy views. The adjacent three piece bathroom suite comprises a bath, a freestanding washbasin and WC. The property further boasts double glazing throughout and a combi-boiler heating system (fitted 2022).

SITUATION

Nestled in the small village of Aberbeeg which is surrounded by picturesque countryside to include Cwmtillery Lakes and The National Park, whereby you can enjoy peaceful walks and/or bike rides. There are good transport links with roads to the A465 and M4, a bus stop a mere stones throw away and the nearest train station (Llanhilleth) providing direct routes to Cardiff in approx. 40 minutes.

ADDITIONAL INFORMATION

Tenure | We are informed the property is Leasehold. Intending purchasers should make their own enquiries via their solicitors.

The Lease is for 999 years, commencing on 19th March 2010.

Service Charge | £92.00 per month (at time of marketing).

Ground Rent | £300.00 per annum.

Parking | There is free communal parking available directly opposite the property.

Local Authority | Blaenau Gwent County Council

Services | We are advised that the property is connected to mains electricity, gas, water and drainage.

Broadband | Standard and superfast broadband is available according to OFCOM, subject to providers terms and conditions.

Mobile | Vodafone and O2 - Likely indoor coverage - EE, Three, O2 and Vodafone - Likely outdoor coverage, according to OFCOM.

Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

Accommodation

Entrance

uPVC and obscured double-glazed door into communal entrance lobby, wooden fire floor into Flat 3.

Entrance Hallway

Carpet as laid, textured ceiling, door to Living Room, door to Bedroom, door to Bathroom, door to Kitchen, door to useful Storage Cupboard, uPVC and double-glazed window to side.

Lounge (14' 8" x 9' 3") or (4.46m x 2.82m)

Carpet as laid, textured ceiling, bay window with 3x large uPVC and double-glazed windows to front, radiator.

Bedroom 1 (10' 10" Max x 9' 9" Max) or (3.30m Max x 2.98m Max)

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

Bathroom (6' 8" x 5' 9") or (2.02m x 1.74m)

Linoleum flooring, textured ceiling, panel-enclosed bath, pedestal wash hand basin, W.C., radiator, extractor fan.

Kitchen/Breakfast Room (14' 2" Max x 13' 6" Max) or (4.32m Max x 4.12m Max)

L-shaped room, part carpet/part tiled flooring, textured ceiling, range of base and eye level units, stainless steel sink and drainer, wall-mounted 'Ideal' combi-boiler (installed 02/09/2021), space for cooker, space for washing machine, space for tumble dryer, two uPVC and double-glazed windows to rear.

Services

Mains electricity, mains water, mains gas, mains drainage

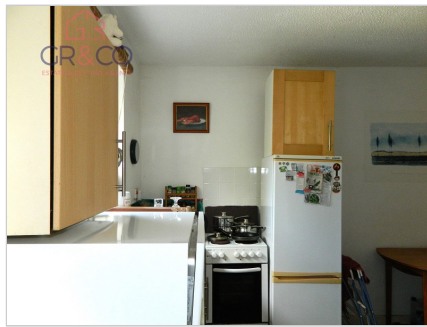
EPC Rating:65

Tenure

We are informed that the tenure is Leasehold

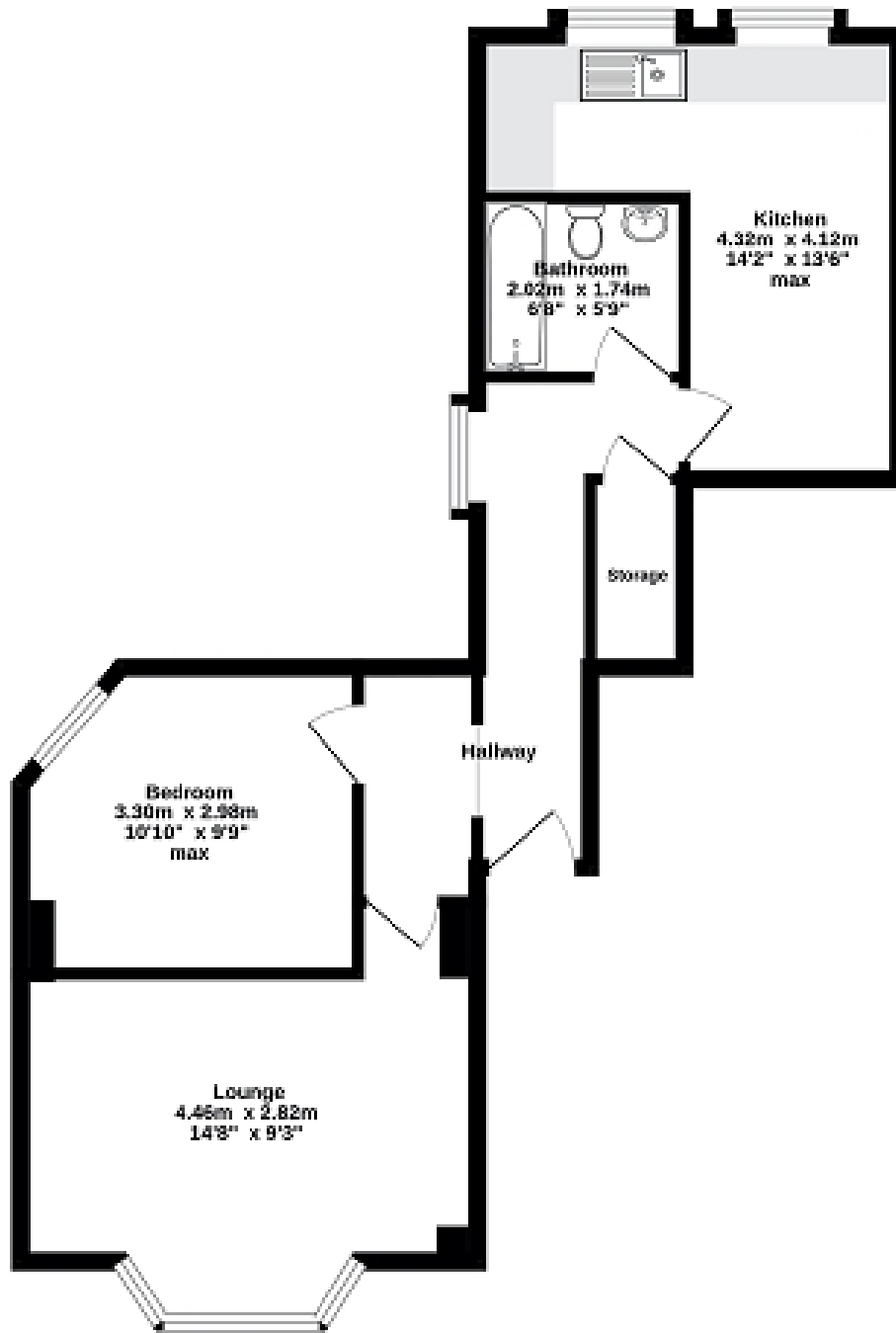
Council Tax

Band A



A dark blue banner with the GR&CO logo, the text 'ESTATE & LETTING AGENTS', 'EST 2010', 'GR&CO', 'SALES & LETTINGS', 'MORTGAGES & INSURANCE', the phone number '01495 723 265', and the website 'www.gregrobertsandco.co.uk'.

Ground Floor
50.1 sq.m. (540 sq.ft.) approx.



TOTAL FLOOR AREA: 50.1 sq.m. (540 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, 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.
Made with Metropix 0/2004

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.