



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Arrael View Abertillery

£90,000



- End Terrace Property With Picturesque Views
- Two Large Bedrooms (Previously Three)
- Three Reception Rooms
- Spacious Fitted Kitchen
- Separate Utility Room | Ground Floor WC
- No Forward Chain
- Low Maintenance Garden
- Combi Boiler (Fitted 2023)
- Ideal First Time Buy / Investment
- EPC: C | Tenure: Freehold | Council Tax: A

Ref: PRA11085

Viewing Instructions: Strictly By Appointment Only

General Description

Chain-free and elevated for stunning views, this deceptively spacious two-bedroom (previously three) end-of-terrace home is arranged over three split-level floors, offering three reception rooms, a generous kitchen, and a useful utility room.

The versatile layout provides plenty of room across the three floors. The ground floor includes a reception room and a utility room. Moving downstairs, you'll find a spacious modern kitchen with fitted cabinetry and integrated appliances, along with a separate dining room perfect for entertaining. Off the dining room is a bright and airy lounge that features French doors, and a separate WC completes this level.

On the first floor, there are two generously sized bedrooms, which could potentially be converted back into three (subject to planning), all served by a three-piece bathroom suite.

To the front of the property is a paved, low maintenance garden enjoying the breath-taking valley views.

****Situation****

Ideally situated close to 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. Within a short drive you reach Llanhilleth Train Station, which offers a direct route to the city of Cardiff.

****Additional Information****

EPC Rating | C

Council Tax Band | A (at the date the property was listed)

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

Local Authority | Blaenau Gwent County Council

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

****Consumer Protection from Unfair Trading Regulations 2008****

Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon. 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 and it must not be inferred that any item shown is included with the property.

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

Accommodation

Entrance

uPVC and obscured double-glazed door into Entrance Hallway.

Entrance Hall

Carpet as laid, textured ceiling, door to Reception Room, door to Utility Room, entrance to stairs to upper and lower floors.

Reception Room (10' 0" x 6' 7") or (3.06m x 2.01m)

Laminated flooring, smooth ceiling, radiator, uPVC and double-glazed window to side.

Utility Room (10' 8" x 4' 4") or (3.24m x 1.32m)

Linoleum flooring, textured ceiling, radiator, worktop with space for fridge, space for washing machine, storage units, uPVC and double-glazed window to side.

Hallway

Carpeted stairs to first floor and lower floor.

WC

Linoleum flooring, textured ceiling, WC wash hand basin, radiator, uPVC and obscured window to front.

Dining Room (11' 8" x 7' 3") or (3.55m x 2.20m)

Laminated flooring, textured ceiling, radiator, entrance to Kitchen, doorway to Lounge, radiator, uPVC and double-glazed window to rear.

Kitchen (9' 1" x 8' 9") or (2.77m x 2.67m)

Tiled flooring, textured ceiling, range of base and wall units with tiled splashbacks, stainless steel sink and drainer, integrated gas hob, electric oven (fitted Dec 22), space for fridge, uPVC and obscured double-glazed door to rear porch, uPVC and double glazed window to rear.

Lounge (15' 0" x 10' 0") or (4.56m x 3.05m)

Laminated flooring, textured ceiling, radiator, uPVC and double-glazed patio doors to rear.

Bedroom 1 (17' 0" x 8' 11") or (5.18m x 2.73m)

Carpet as laid, textured ceiling, built-in wardrobe, cupboard housing 'Worcester' condensing combi-boiler, radiator, two uPVC and double-glazed windows to rear.

Bedroom 2 (9' 10" Max x 12' 10" Max) or (3.0m Max x 3.90m Max)

L-shaped room, carpet as laid, smooth ceiling, radiator, built in wardrobe, uPVC and double-glazed window to rear.

Bathroom (6' 0" x 5' 9") or (1.82m x 1.74m)

Linoleum flooring, textured ceiling, tiled walls, panel-enclosed bath with electric shower over, pedestal wash hand basin, uPVC and double-glazed window to front.

Front of property

Paved patio seating area with steps leading down to car park.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:74

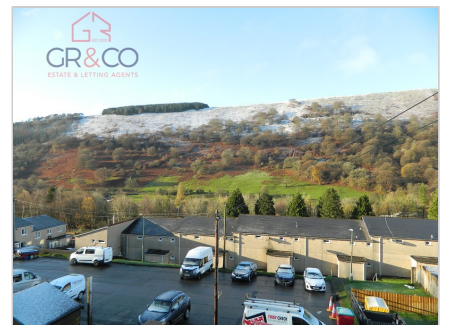
Tenure

We are informed that the tenure is Freehold

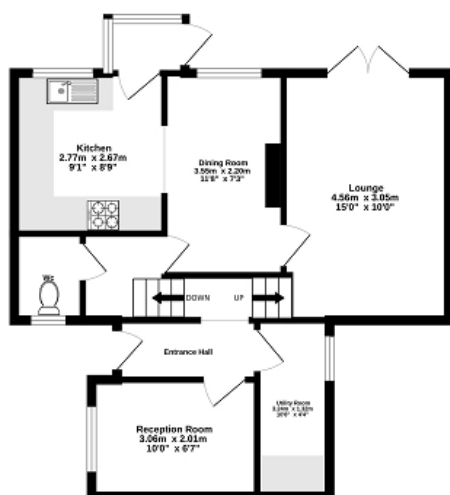
Council Tax

Band A

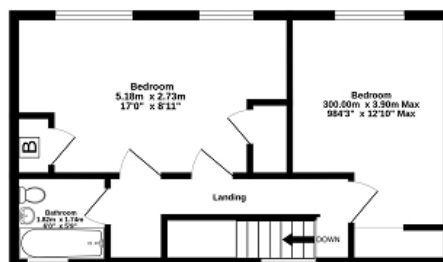




Ground Floor
51.4 sq.m. (553 sq.ft.) approx.



1st Floor
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA: 87.9 sq.m. (946 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. 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 Memphis 02020



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.