



30 Meadow Street, Llanhilleth, Abertillery, NP13 2JH
Asking Price £115,000

****WELL PRESENTED MID TERRACE PROPERTY IN CONVENIENT LOCATION****

SAGE AND CO are delighted to offer FOR SALE this THREE BED MID TERRACE PROPERTY set in the village of Llanhilleth offering good road and rail links with the A467 and LLANHILLETH TRAIN STATION both a stones throw away.

This well presented property offers GOOD SIZE LIVING/DINING ROOM leading to a MODERN KITCHEN and UTILITY AREA with an UPGRADED GROUND FLOOR BATHROOM.

To the first floor are THREE BEDROOMS, whilst outside offers a yard area with gated access to the rear lane. This exceptional property is an ideal FIRST TIME BUY/INVESTMENT. book your viewing to day not to miss out.

EPC RATING: D
COUNCIL TAX BAND: A



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ENTRANCE

Enter through a PVC front door.

ENTRANCE PORCH

Double radiator, laminate flooring, door to:

ENTRANCE HALLWAY

Stairs to the first floor, double radiator, laminate flooring.

LIVING/DINING ROOM

10'7" x 19'1" (3.24 x 5.84)

Double glazed windows to the front and rear, two double radiators, feature electric fire with surround, under stairs storage cupboard, laminate flooring.

KITCHEN

8'3" x 9'10" (2.54 x 3.02)

Modern fitted kitchen comprising a range of high gloss base and wall units, square edge work surface, inset stainless steel sink unit with mixer tap over, inset electric hob and oven, extractor hood over, all mounted combi boiler, double glazed window to the side.

UTILITY AREA

5'5" x 4'6" (1.66 x 1.39)

Fitted with wall units and square edge work surface with plumber underneath for automatic washing machine and tumble dryer, space for a fridge/freezer.

INNER PORCH

Double radiator, double glazed door to the rear, door to:

FAMILY BATHROOM

8'3" x 5'8" min 8'3" max (2.54 x 1.74 min 2.54 max)

Panelled bath with waterfall tap and modern shower over close coupled WC, vanity wash hand basin, double radiator, obscure double glazed window to the side, spot lighting, PVC panelling to walls and ceiling.

STAIRS TO THE FIRST FLOOR - LANDING

Double glazed window to the rear, double radiator, loft access, doors to:

BEDROOM ONE

8'3" x 8'0" (2.52 x 2.46)

Double glazed window to the front, double radiator.

BEDROOM TWO

8'5" x 7'0" (2.57 x 2.14)

Double glazed window to the rear, double radiator.

BEDROOM THREE

5'7" x 8'2" (1.71 x 2.50)

Double glazed window to the front, double radiator.

OUTSIDE

REAR: Rear courtyard with gated access to rear lane.

TENURE

We have been advised freehold.

