



**108 Tillery Street, Abertillery, NP13 1HN**  
**Asking price £115,000**



One2one Estate Agents are delighted to offer for sale this recently renovated terraced home situated in Abertillery close to schools and local amenities. The property briefly comprises entrance hall with door to front, radiator...



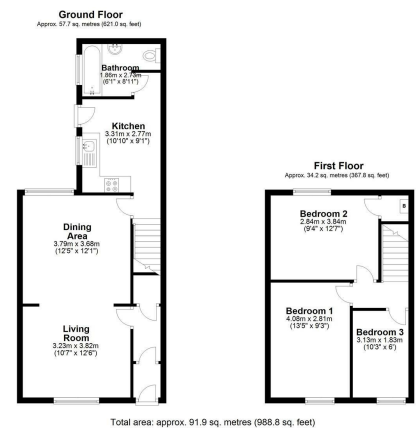
## MAIN DESCRIPTION

\*\*\*GUIDE PRICE £120,000-

£130,000\*\*\* One2one Estate

Agents are delighted to offer for sale this recently renovated terraced home situated in Abertillery close to schools and local amenities. The property briefly comprises entrance hall with door to front, radiator, under stairs storage cupboard and stairs to first floor. The lounge/diner is open plan, space for seating furniture and dining table and chairs with windows to front and rear providing plenty of natural light, newly fitted kitchen with a range of base and wall units, worksurface over, electric oven and hob, extractor over, plumbing for washing machine, space for appliances, window and door to side. Lastly to the ground floor is the bathroom fitted with a white suite comprising pedestal wash hand basin, low level wc, panelled bath, radiator and window to side. To the first floor is the landing with roof access hatch and three bedrooms. The rear is enclosed and mainly laid to lawn. IDEAL FIRST TIME BUY. NO CHAIN.

COUNCIL TAX BAND: B



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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