



57 Richmond Road, Abertillery NP13 2PF

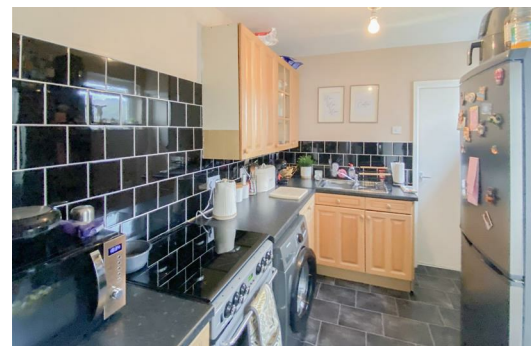
£134,950

****EXCELLENT FIRST TIME BUY/INVESTMENT PROPERTY**NO CHAIN****

Parkmans are delighted to offer for sale a well presented mid terrace property situated in the village of Six Bells, Abertillery. The property offers good size living accommodation comprising of lounge/dining room, fitted kitchen, fitted ground floor bathroom. To the first floor are two double bedrooms with Jack and Jill shower room/wc. Externally the property has a lovely enclosed rear garden with under house storage. The property further benefits from UPVC windows and doors and gas central heating.

Viewing is recommended to appreciate what this property has to offer.

TENURE: We are advised Freehold
EPC: TBC
COUNCIL TAX BAND: A



Entrance Hall

UPVC front door, plaster walls and ceiling, carpeted.

Lounge/Dining Room

13'4" max 10'0" min x 22'1" (4.076 max 3.053 min x 6.741)

UPVC window to front and rear, plaster walls and ceiling, radiator, power points, carpeted, stairs to first floor.

Kitchen

7'4" x 9'11" (2.254 x 3.029)

Fitted with matching base and wall units, roll edge work surfaces over, space for appliances, splash back tiling, plaster walls and ceiling, vinyl flooring, power points, radiator, UPVC windows and door to side.

Bathroom

Fitted with panel bath, pedestal wash hand basin, low level WC, UPVC obscured window to rear and side, heated towel rail, vinyl flooring, plaster walls and ceiling.

Bedroom 1

12'9" x 10'8" (3.899 x 3.256)

X2 UPVC windows to front, plaster walls and ceiling, carpeted, radiator, power points.

Bedroom 2

X2 UPVC window to rear, plaster walls and ceiling, carpeted, radiator, power points, cupboard housing boiler.

Shower Room

Step in shower cubicle, pedestal wash hand basin, low level WC, vinyl floor, plaster walls and ceiling.

External

Under house large storage area with power and light, enclosed with artificial lawn.

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

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



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