



35 Tillery Street, Abertillery NP13 1HT

Asking price £129,750

EXCELLENT INVESTMENT PROPERTY/FAMILY SIZE HOME

A generous size mid-terrace house on Tillery Street offers a perfect blend of comfort and convenience. With three/four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. With a lounge to the first floor and further reception room or bedroom four, to the lower ground floor is a large fitted kitchen, separate utility and ground floor cloakroom/wc.

The house features a master bedroom with en-suite and two further bedrooms to the first floor with family bathroom, ensuring that daily routines are both efficient and comfortable. The layout of the property is designed to maximise space and light.

Situated in a convenient area, this property is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. The surrounding area boasts beautiful scenery, providing opportunities for outdoor activities and leisurely strolls.

TENURE: We are advised Freehold
Council Tax Band: A
EPC: D



Entrance Hall

UPVC double glazed door, plastered walls and ceiling, laminate floor, carpeted stairs, radiator, power points.

Reception Room

11'1" x 21'9" (3.4 x 6.63)

UPVC double glazed window to front, plastered walls and ceiling, laminate floor, radiator, power points.

Hallway

Laminate floor, carpeted stairs to lower ground floor, plastered walls and ceiling

Reception Room/Bedroom 4

6'4" x 11'8" (1.95 x 3.56)

UPVC double glazed window to side, plastered walls and ceiling, laminate floor, radiator, power points.

Bedroom 1

15'10" x 11'7" (4.83 x 3.55)

UPVC double glazed window to rear, plastered walls and ceiling, laminate floor, built in wardrobes, radiator, power points.

En-Suite

4'1" x 9'0" (1.25 x 2.76)

UPVC double glazed obscured window to side, shower, tile splash back, pedestal hand wash basin, low level w/c plastered walls and ceiling, vinyl floor, radiator.

Kitchen

15'2" x 7'4" (4.63 x 2.26)

UPVC double glazed window to rear, base and wall units, roll over edge work top, integrated electric oven and gas hob, stainless steel sink with drainer and mixer tap, boiler, tile splash back vinyl floor, plastered walls and ceiling, power points.

Utility Room

8'5" x 7'6" (2.59 x 2.30)

Base units, plastered walls and ceiling, vinyl floor, radiator, power points

Cloakroom W/C

7'6" x .314'11" (2.3 x .96)

Pedestal hand wash basin, low level w/c, plastered walls and ceiling, vinyl floor.

Landing

Plastered walls and ceiling, laminate floor.

Bedroom 2

11'3" x 7'10" (3.43 x 2.4)

UPVC double glazed obscure window to front, plastered walls and ceiling, laminate floor, radiator, power points.

Bedroom 3

5'4" x 11'3" (1.63 x 3.43)

UPVC double glazed obscure window to rear, plastered walls and ceiling, laminate floor, radiator, power points.

Bathroom

4'5" x 4'9" (1.35 x 1.46)

Panel bath, pedestal hand wash basin, low level w/c, tile splash back plastered walls and ceiling, vinyl floor, radiator.

External

To Rear: Small paved patio area.

