



# LLANHILLETH

Offers over **£140,000**



# 33 HIGH STREET

lanhilleth, Abertillery, Blaenau Gwent NP13 2JP

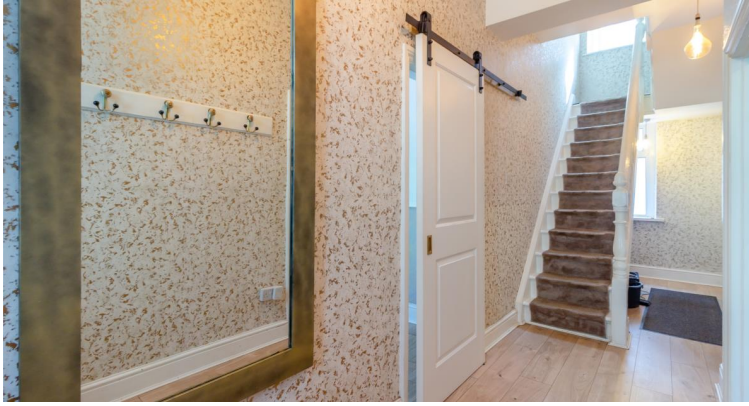


Charming three-bedroom semi-detached property  
Ideal for Investors or First-time-buyers  
Close to local shops, schools and amenities

Situated in the heart of Llanhilleth, this charming three-bedroom semi-detached property offers the perfect blend of comfort, convenience, and community making it an ideal choice for first-time buyers or growing families. Boasting a spacious lounge/diner, a well-appointed kitchen, a handy utility room, and a small enclosed rear garden, the home combines practicality with a warm and inviting atmosphere. The generous bedrooms and thoughtful layout cater perfectly to modern family living. Located within easy reach of local schools, shops, and essential amenities, the property benefits from an excellent position in a friendly, well-connected neighbourhood. Llanhilleth train station is just a short walk away, providing convenient links for commuters, while scenic mountain walks nearby offer a welcome escape into nature.



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### KEY FEATURES

- Semi Detached
- Three bedrooms
- Great location
- Ideal family home
- Generous lounge
- Upstairs bathroom



# STEP INSIDE



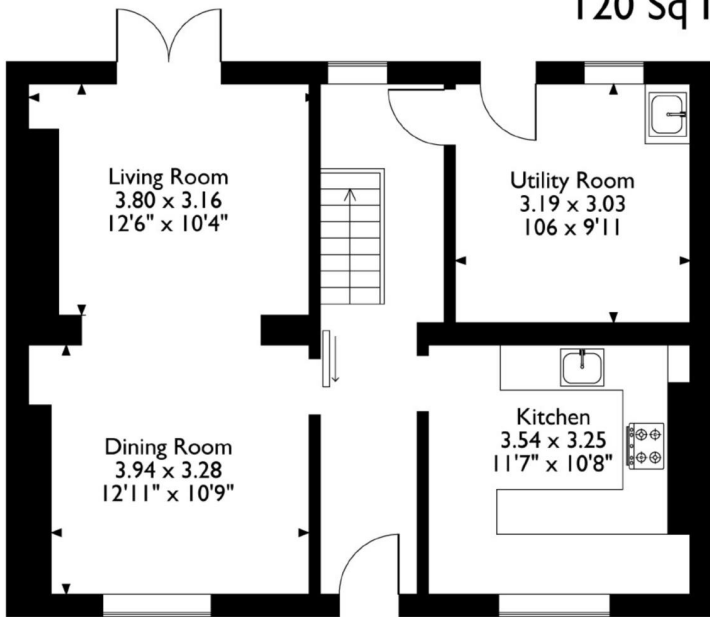
Step inside 33 High Street and you're welcomed into a bright and inviting hallway.

To the left, you'll find the spacious lounge/diner - a perfect family space featuring a cosy log burner in the dining area and patio doors in the lounge that open out to the enclosed rear garden.

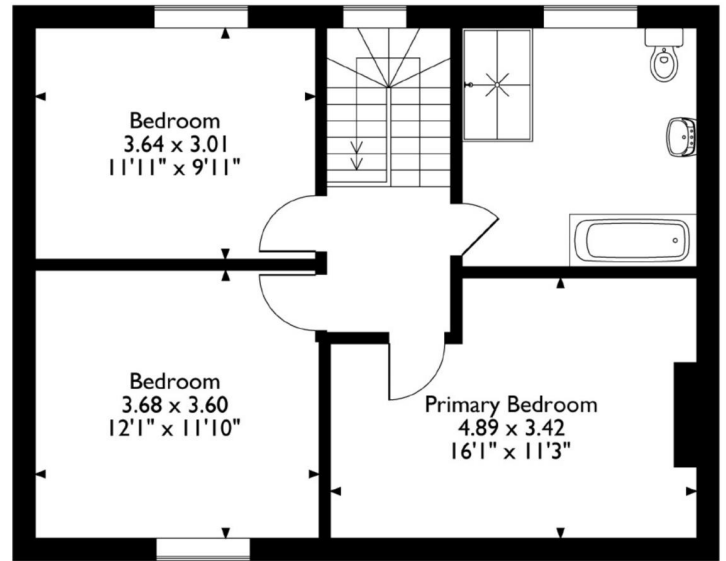
To the right of the hallway is a well-equipped kitchen, complete with a breakfast bar for casual dining.

At the rear of the hallway, the utility room provides additional convenience and also offers access to the garden.

## Approximate Gross Internal Area 120 Sq M/1292 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Upstairs, the home continues to impress with three generously sized bedrooms and a modern family bathroom, creating a comfortable and practical layout ideal for growing families or first-time buyers.

# STEP OUTSIDE



Step outside 33 High Street and you're greeted by a smart frontage that offers both simplicity and kerb appeal. A handy side gate leads to the rear, where a compact yet inviting enclosed garden awaits. This private outdoor space is ideal for those who value a touch of greenery without the commitment of extensive upkeep. Whether you're enjoying a morning coffee, hosting a barbecue, or simply unwinding in the fresh air, the garden provides a peaceful retreat. Practical, manageable, and full of charm, it's a perfect extension of the home suited to professionals, couples, or families alike.

#### LEASEHOLD DETAILS:

999 years from 1 July 1891

Ground rent is £3 per annum

## INFORMATION

Postcode: NP13 2JP

Tenure: Leasehold

Tax Band: A

Heating: Gas

Drainage: Mains

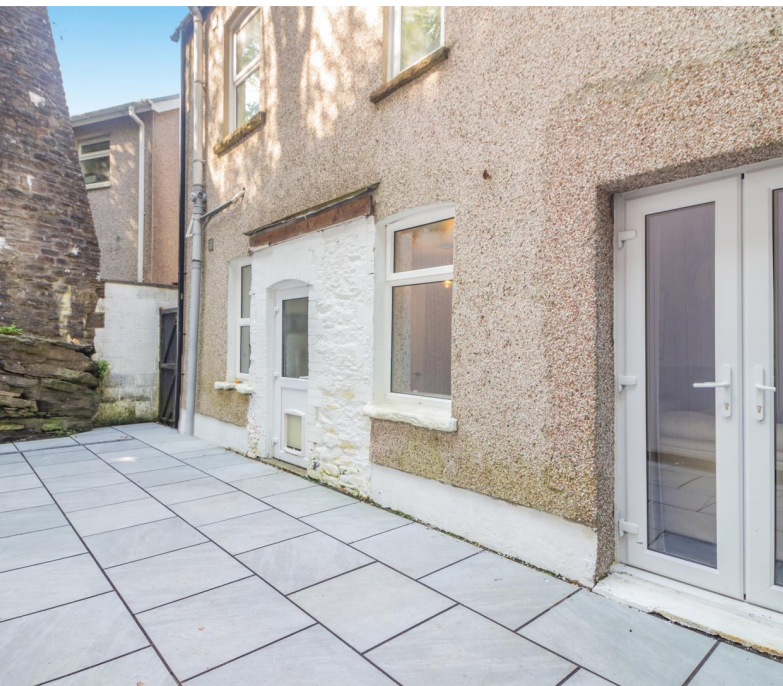
EPC: E





## DIRECTIONS

From the A472 in Pontypool, head west for 3.8 miles, then turn right onto Sofrydd Road (B4471); follow the road for approximately 1.8 miles, and the property will be located on your right.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

25 Bridge Street, Usk, NP15 1BQ  
 01633 449884  
 newport@archerandco.com  
 www.archerandco.com



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