

Selling with us

Property Details Approval Form

Redlands , Christchurch
Bungalows, Aberbeeg,
Abertillery, Gwent, NP13 2DB

Date: 18 November 2024

Property Ref and Version: BWD305401 - 0003

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

£250,000

Tenure: Freehold

Key Features

- Council Tax D
- Breathtaking garden views
- Detached bungalow
- Fantastic plot
- High level of privacy
- Quiet neighbourhood
- EPC Rating: F

Short Description

An ideal private retreat featuring a spacious layout, a well-sized kitchen, and a charming garden with breathtaking views. Offering immense potential for personalisation and modernising. Within a peaceful neighbourhood with strong community ties, close to public transport and recreational areas,

Long Description

This detached bungalow, currently listed for sale, is a property with immense potential. Although in need of modernising, it presents an excellent opportunity for those seeking to craft a residence that truly suits their personal taste and style.

The property boasts three bedrooms, a single bathroom, and one reception room, providing ample space for both relaxation and entertaining. A well-sized kitchen also features, offering a blank canvas for culinary enthusiasts to design their dream cooking space.

One of the significant highlights of this property is its fantastic plot. Coupled with the bungalow's detached nature, the plot offers a high level of privacy, making it a perfect retreat from the hustle and bustle of daily life.

The bungalow is complemented by a garden that adds charm to the property and offers breathtaking views that can be enjoyed throughout the year. This outdoor space provides an ideal setting for peaceful leisure time, whether it be gardening, reading, or simply enjoying the beautiful surroundings.

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The property is situated in a quiet and peaceful neighbourhood, with a strong local community. It is located conveniently close to public transport links, making commuting easy. For those who enjoy the outdoors, the proximity to green spaces, walking routes, and cycling routes is a significant advantage, offering numerous options for recreational activities.

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Room Description

Entrance Porch/ Hallway

Bedroom One

12' 4" x 11' 4" (3.76m x 3.45m)

Bedroom Two

12' 1" x 9' 5" (3.68m x 2.87m)

Bedroom Three

12' 1" x 9' 5" (3.68m x 2.87m)

Longue

11' 4" x 12' 1" (3.45m x 3.68m)

Kitchen

9' 1" x 5' 9" (2.77m x 1.75m)

Bathroom

Conservatory

Outside

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Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Approval

	Signature	Date
Tyla Evans		
Mr J.G. Warren		