



## East Pentwyn, ##Invalid £100,000

- Council tax band A
- Two comfortable bedrooms
- Modern roof
- Close to local schools
- Good transport links
- Modern doors & Windows
- Single storey extension
- EPC rating - D
- EPC Rating: D



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## About the property

### PUBLIC NOTICE

Full address - 56 East Pentwyn, Blaina, Abertillery, Blaenau Gwent, NP13 3JF

We are acting in the sale of the above property and have received an offer of £95,000

Any interested parties must submit any higher offers in writing to the selling agent.

EPC Rating D

Upstairs, there are two comfortable bedrooms offering practical living spaces. The property includes a modern bathroom, providing all essential amenities.

This property falls within Council Tax Band A, offering an economical advantage for homeowners or tenants alike. The house enjoys a prime position within its locality, granting access to a range of nearby amenities, good transport links, and local schools—all contributing factors towards a convenient and family-friendly lifestyle.





## Accommodation

### Living Room

20' 10" x 10' 8" narrowing to 7' 10" ( 6.35m x 3.25m narrowing to 2.39m )

### Dining Room

16' 8" x 16' 8" ( 5.08m x 5.08m )

### Kitchen

10' 3" narrowing to 6' 3" x 9' 3" ( 3.12m narrowing to 1.91m x 2.82m )

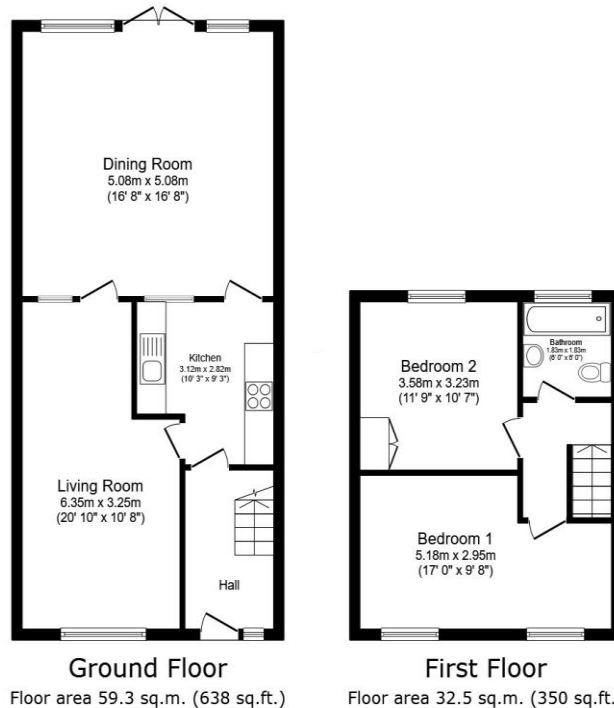
### Bedroom Two

11' 9" x 10' 7" narrowing to 6' 10" ( 3.58m x 3.23m narrowing to 2.08m )

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## Floorplan



Total floor area: 91.8 sq.m. (988 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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