



Selling with us

Property Details Approval Form

Green Tops, Cwm Farm
Road, Six Bells, Abertillery,
Gwent, Wales, NP13 2PA

Date: 05 November 2025

Property Ref and Version: EBV100719 - 0012

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. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

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.

Property details **approval form**

Green Tops, Cwm Farm Road, Six Bells, Abertillery, Gwent, Wales, NP13 2PA

Date: 05 November 2025 **Property Ref and Version:** EBV100719 - 0012

Price

£325,000

Tenure: Freehold

Key Features

- Detached
- Three Bedrooms
- Large Enclosed Rear Garden
- Summer House
- Owned Solar Panels
- Sought After Location
- Stunning Views
- Viewing Comes Recommended
- EPC Rating: C

Short Description

We are delighted to present this attractive detached house, offered for sale in a highly sought after location. Perfectly suited for families, this impressive property boasts three well-appointed bedrooms, providing ample space for comfortable living.

Long Description

We are delighted to present this attractive detached house, offered for sale in a highly sought after location. Perfectly suited for families, this impressive property boasts three well-appointed bedrooms, providing ample space for comfortable living.

The heart of the home is the spacious reception room, ideal for both relaxing and entertaining. The modern kitchen is well-proportioned, ensuring convenience and ease for all your culinary needs. The property also benefits from a contemporary bathroom.

A unique aspect of this home is its large garden, offering an abundance of outdoor space for children to play or for hosting gatherings with friends and family. The delightful summer house provides a tranquil retreat or an ideal space for hobbies or working from home.

Eco-conscious buyers will appreciate the installed solar panels, helping to reduce energy costs and promote sustainability.

Perfectly positioned with excellent public transport links, this residence is especially convenient for commuting professionals and families alike. Nearby schools and an array of local amenities ensure that everything you need is within easy reach, making this location ideal for family life.

Property details **approval form**

Green Tops, Cwm Farm Road, Six Bells, Abertillery, Gwent, Wales, NP13 2PA

Date: 05 November 2025 **Property Ref and Version:** EBV100719 - 0012

This attractive detached house delivers a blend of comfort, practicality, and charming outdoor features, all in a desirable setting. The property already has a dropped curb to the front providing scope to add off-road parking.

Directions

Agent Note

Property details **approval form**

Green Tops, Cwm Farm Road, Six Bells, Abertillery, Gwent, Wales, NP13 2PA

Date: 05 November 2025 **Property Ref and Version:** EBV100719 - 0012

Room Description

Entance Hall

11' 5" x 9' 5" narrowing to (3.48m x 2.87m narrowing to)

Kitchen

10' 6" x 7' 5" narrowing to (3.20m x 2.26m narrowing to)

Dining Room

11' 8" x 11' 1" narrowing to (3.56m x 3.38m narrowing to)

Living Room

13' 5" x 11' 8" narrowing to (4.09m x 3.56m narrowing to)

Conservatory

6' 7" x 22' 10" narrowing to (2.01m x 6.96m narrowing to)

Bathroom

5' 3" x 3' 1" narrowing to (1.60m x 0.94m narrowing to)

Master Bedroom

13' 11" x 11' 10" narrowing to (4.24m x 3.61m narrowing to)

Bedroom 2

11' 6" x 10' 11" narrowing to (3.51m x 3.33m narrowing to)

Bedroom 3

8' x 5' 11" narrowing to (2.44m x 1.80m narrowing to)

Property details **approval form**

Green Tops, Cwm Farm Road, Six Bells, Abertillery, Gwent, Wales, NP13 2PA

Date: 05 November 2025 **Property Ref and Version:** EBV100719 - 0012

Room Description

Property details **approval form**

Green Tops, Cwm Farm Road, Six Bells, Abertillery, Gwent, Wales, NP13 2PA

Date: 05 November 2025 **Property Ref and Version:** EBV100719 - 0012

Room Description

Property details **approval form**

Green Tops, Cwm Farm Road, Six Bells, Abertillery, Gwent, Wales, NP13 2PA

Date: 05 November 2025 **Property Ref and Version:** EBV100719 - 0012

Property Images



Property details **approval form**

Green Tops, Cwm Farm Road, Six Bells, Abertillery, Gwent, Wales, NP13 2PA

Date: 05 November 2025 **Property Ref and Version:** EBV100719 - 0012

Property Images



Your Peter Alan office: 14 Bethcar Street, Ebbw Vale, NP23 6HQ

T 01495360922 **E** ebbwvale@peteralan.co.uk

Property details **approval form**

Green Tops, Cwm Farm Road, Six Bells, Abertillery, Gwent, Wales, NP13 2PA

Date: 05 November 2025 **Property Ref and Version:** EBV100719 - 0012

Property Images



Property details **approval form**

Green Tops, Cwm Farm Road, Six Bells, Abertillery, Gwent, Wales, NP13 2PA

Date: 05 November 2025 **Property Ref and Version:** EBV100719 - 0012

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
Charlie Williams-Clement		
Mrs C. Roles		