



## Commercial Road, Aberbeeg Abertillery

**£210,000**

- Council Tax Band A
- House with Seperate Ground Floor Flat
- Great Location
- Great investment
- EPC Rating: Awaited



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## About the property

We are delighted to present for sale this spacious end of terrace house, offering an excellent opportunity for families, investors, or those seeking flexible living arrangements. This substantial property boasts a total of four generously proportioned bedrooms and two well-appointed bathrooms, providing ample space for comfortable family living.

A standout aspect of this residence is the separate ground floor flat, offering versatile potential for multi-generational living, guest accommodation, or the prospect of rental income. The main house features two inviting reception rooms, perfect for entertaining guests, relaxing with family, or functioning as dedicated spaces for formal dining and everyday living.

The property is further enhanced by the inclusion of two kitchens, allowing for convenience and adaptability.

## Accommodation

### Entrance Porch

4' 4" x 5' 5" ( 1.32m x 1.65m )

### Lounge

17' 10" x 12' 2" ( 5.44m x 3.71m )

### Kitchen

7' x 11' 2" ( 2.13m x 3.40m )

### Landing

18' 11" x 9' 4" ( 5.77m x 2.84m )

### Bedroom 1

8' 10" x 12' 5" ( 2.69m x 3.78m )

### Bedroom 2

8' 7" x 12' 3" ( 2.62m x 3.73m )

### Bedroom 3

9' 5" narrow x 5' 3" 6 X 4 ( 2.87m narrow x 1.60m 6 X 4 )

### Landing

2' 9" x 8' 11" ( 0.84m x 2.72m )

### Bathroom

5' 1" x 9' 4" ( 1.55m x 2.84m )

## 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.