



Selling with us

Property Details Approval Form

21 Market Street,
Abertillery, Gwent, Wales,
NP13 1AH

Date: 29 September 2025

Property Ref and Version: EBV100676 - 0001

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.

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Price

£62,500

Tenure: Freehold

Key Features

- Council tax band A
- EPC rating D
- Attractive to investors
- Close to local amenities
- Two double bedrooms
- Basement level
- No chain
- High street location
- EPC Rating: D

Short Description

This two-bedroom terraced house in a busy high street location offers great renovation potential for first-time buyers or investors, featuring a spacious reception room, two well-proportioned bedrooms, and easy access to local amenities.

Long Description

Presenting an excellent investment opportunity, this two-bedroom terraced house is now available for sale in a busy high street location well known for its convenient access to local amenities. The property is an ideal purchase for first-time buyers and investors alike, offering good scope for improvement through renovation.

Upon entry, you are welcomed by a spacious reception room, providing a versatile living space. The adjoining kitchen offers an opportunity to design and modernise according to taste, creating the heart of the home. Two well-proportioned bedrooms ensure comfortable accommodation, while a family bathroom completes the essential layout.

With an EPC rating of D, the property benefits from a reasonable energy profile, offering potential for further enhancements in efficiency. The council tax band is A, promising affordability and appealing to those conscious of outgoings.

The proximity to essential local amenities makes daily routines effortless, offering a blend of comfort and practicality.

In need of renovation, this property presents a desirable blank canvas. The versatile layout invites creative design ideas and improvements, giving purchasers the chance to add substantial value. Whether you're eager to get onto the property ladder or looking for your next investment project, this terraced house is brimming with potential.

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There is also access to a basement level via stairs in the kitchen.

Directions

Agent Note

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Room Description

Living Room

12' 1" narrowing to x 11' 7" (3.68m narrowing to x 3.53m)

Kitchen

12' 1" narrowing to x 7' 10" (3.68m narrowing to x 2.39m)

Bedroom One

12' 1" narrowing to x 12' 8" (3.68m narrowing to x 3.86m)

Bedroom Two

5' 10" narrowing to x 8' 1" (1.78m narrowing to x 2.46m)

Bathroom

11' 9" narrowing to x 5' 2" (3.58m narrowing to x 1.57m)

Basement

12' 6" narrowing to x 7' 10" (3.81m narrowing to x 2.39m)

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Property Images



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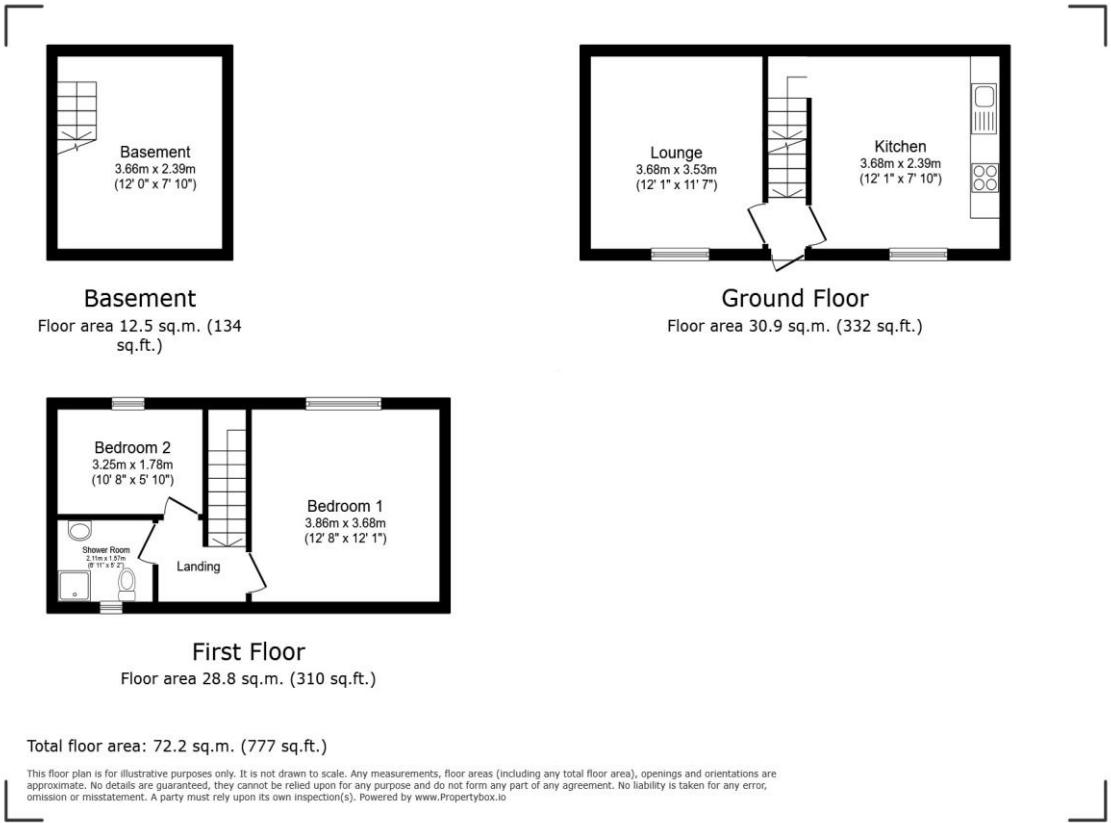
Property Images

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Floor Plan



Approval

Signature		Date
Rhiannon Keogh	Rkeogh	29/09/25
Claire Bell AMG (Newcastle)		