



Alma Street, Abertillery, NP13 1QD

£120,000



**** IDEAL BUY TO LET ** TENANTED PROPERTY ****

Asset Estates are pleased to offer for sale this terraced property situated on Alma Street, Abertillery. The property briefly comprises; two reception rooms, kitchen, first floor bathroom, two bedrooms, rear garden and detached double garage.

This property is currently tenanted on a short hold tenancy agreement, rent is paid at £400PCM

Abertillery offers good local amenities with schools, modern leisure facilities and excellent road links to the M4 and the A465, heads of the valleys. The Tesco Supermarket is within easy reach from the property. There is a direct rail link to Cardiff from the station at Llanhilleth, a short drive away. The town is situated in a typical steep sided valley, much of it enjoying fine views. Open countryside and excellent walks are on the doorstep.

Lounge

11'9" x 11' (3.65m x 3.38m)

Dining room

11'1" x 12'4" (3.39m x 3.78m)

Kitchen

8'9" x 10' (2.73m x 3.06m)

Bedroom 1

11' x 9' (3.38m x 2.75m)

Bedroom 2

11'1" x 15'4" (3.4m x 4.72m)

Bathroom

8'9" x 8'9" (2.73m x 2.72m)

Tenure

We have informed that this property is leasehold, 999 years from 2nd February 1898 with a nominal "peppercorn" annual ground rent

Services

Mains gas, electric, water and drainage

Council Tax

Band: A

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No statement in these details should be relied upon as representation of fact. Any purchaser should instruct their own survey in order to ensure the accuracy of the information within. Asset Estates, their employees and agents do not have any authority to give warranty or representation in respect of this property. The services and equipment at the property have not been tested and we cannot comment on their condition or adequacy. Asset Estates make thorough inquiries of the vendor to ensure that the information that we provide is as accurate as possible. If you are aware of any details that are incorrect, please inform Asset Estates in order for us to make the necessary changes.

