



Hafod Fan House, High Street, Six Bells, Abertillery NP13 2QD

£399,950

Council Tax Band E



**** PERFECT FAMILY HOME ** EPC RATING:
D ** VIDEO TOUR **** Asset Estates are pleased to offer for sale this well presented, detached cottage situated above High Street in Six Bells, Abertillery. This impressive property benefits from a generous sized established garden, driveway with ample off-road parking for multiple cars and beautiful surrounding views. The property comprises; entrance, hallway, three reception rooms, modern fitted kitchen/diner, utility room, ground floor w.c, landing, first floor bathroom and four double bedrooms.

- Detached Property
- Four Bedrooms
- Three Reception Rooms
- Driveway And Parking For Multiple Cars
- Freehold
- Gas Central Heating
- Double Glazing
- Generous Garden Space
- Beautiful Views
- Perfect Family Home

Rooms

Entrance

6'6" x 6'7" (2.03m x 2.06m)

Hallway

5'6" x 24'7" (1.71m x 7.54m)

Reception 1

11'6" x 14'7" (3.56m x 4.51m)

Reception 2

12' x 13'7" (3.66m x 4.18m)

Reception 3

12'3" x 15'5" (3.75m x 4.75m)

Kitchen/ Diner

12'4" x 23' (3.8m x 7.03m)

Utility Room



Room

7'8" x 4'8" (2.38m x 1.49m)

W.C,

4'1" x 4'8" (1.25m x 1.49m)

Bathroom

11'5" x 12' (3.51m x 3.66m)

Bedroom 1

11'4" x 11'6" (3.49m x 3.55m)

Bedroom 2

8'3" x 11'8" (2.56m x 3.6m)

Bedroom 3

11'8" x 14'6" (3.61m x 4.48m)

Bedroom 4

11'7" x 11' (3.59m x 3.37m)

Tenure

We have been informed that this property is freehold, intending purchasers should make enquires with their solicitor

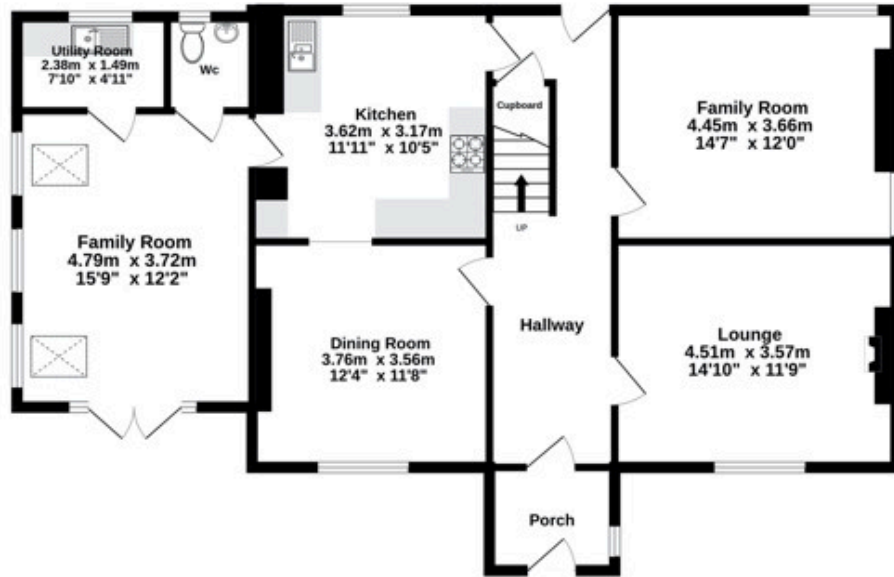
Services

Mains gas, electric, water and drainage

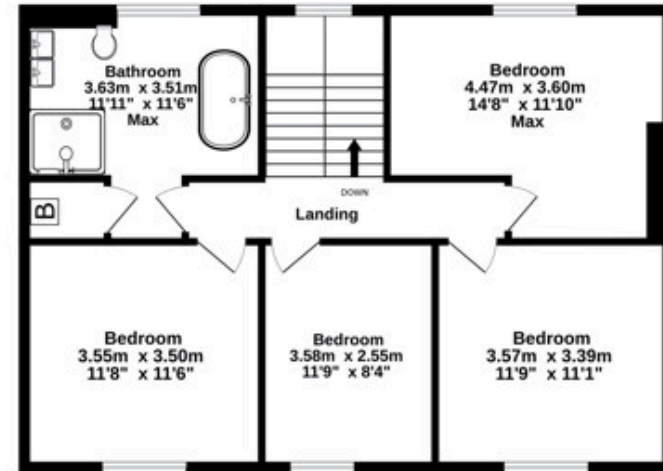
Council Tax

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Ground Floor
97.3 sq.m. (1048 sq.ft.) approx.



1st Floor
72.7 sq.m. (783 sq.ft.) approx.



TOTAL FLOOR AREA : 170.1 sq.m. (1831 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			