



Duffryn Road, Abertillery, NP13 1HJ

£345,000

Council Tax Band D



**** NO CHAIN ** IDEAL FAMLY HOME ** VIDEO TOUR ** EPC: D ****

Asset Estates are pleased to offer for sale this detached property situated in the popular location of Duffryn Road, Abertillery. This property briefly comprises; entrance, living room, conservatory, fitted kitchen, ground floor bathroom, bedroom, open landing, two first floor bedrooms and shower room. The property also benefits from a front and rear garden, garage with an electric roller shutter door and two driveways providing additional off-road parking.

Entrance

9' x 10' (2.76m x 3.05m)

Living Room

12' x 22'6" (3.67m x 6.91m)

Kitchen

9'6" x 11'9" (2.93m x 3.64m)

Conservatory

10'4" x 10'8" (3.19m x 3.32m)

Ground Floor Bedroom/ Reception Room

8'1" x 7'7" (2.49m x 2.35m)

Bathroom

7'7" x 8' (2.37m x 2.46m)

Shower Room

5'2" x 6'5" (1.6m x 2m)

Bedroom 1

11'7" x 12' (3.58m x 3.67m)

Bedroom 2

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

Garage

10'7" x 17' (3.29m x 5.2m)

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

Band: D

EPC Rating: TBC



Asset Estates Ltd

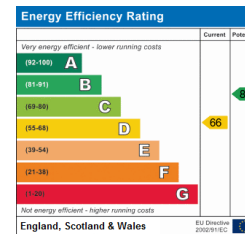
4 Church Street, Abertillery, NP13 1DA

Call: 01495 211311

Web: www.assetestates.co.uk/

Email: info@assetestates.co.uk

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.



AssetEstates
 TOTAL FLOOR AREA: 129.8 sq.m (1397 sq ft) approx.
 Whilst every attempt has been made to ensure the accuracy of the foregoing contained text, measurements or plans, we make no warranty or representation as to their accuracy. The services, systems and equipment shown on the plan are not tested and no guarantee is given for their operation or condition.
 www.assetestates.co.uk