



## 17 Victoria Road, Abertillery NP13 2LX

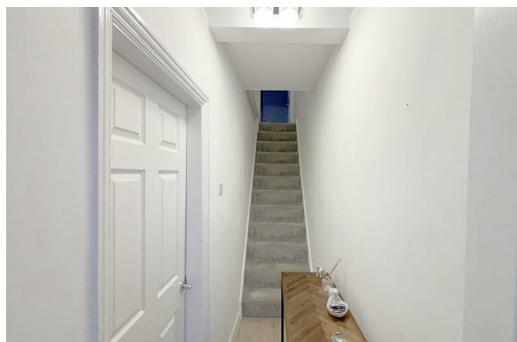
**Asking price £145,000**

**\*\*EXCELLENT FIRST TIME BUY/BUY TO LET INVESTMENT PROPERTY\*\*GARAGE\*\***

Nestled on Victoria Road in the charming village of Six Bells, Abertillery, this delightful mid-terrace house presents an excellent opportunity for those seeking a comfortable family home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The good size lounge/dining room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere. The house has been modernised throughout and benefits from a new kitchen with integrated appliances, new bathroom along with many other improvements. Additionally, the property includes a detached garage to the rear and landscaped gardens to the rear providing versatile outside space and wonderful views.

This home is ideal for first-time buyers or families looking to settle in a friendly community or for an investor looking for a turn key buy to let property. The location offers easy access to local amenities, schools, and transport links, making it a practical choice for modern living. Do not miss the chance to view this lovely home.

Tenure: We are advised Freehold  
Council Tax Band: A  
EPC: D



## Entrance Porch

New composite front door, laminate floor, plaster walls and ceiling, door to entrance hall.

## Entrance Hall

Plaster walls and ceiling, laminate flooring, carpeted stairs to first floor.

## Lounge/Dining Room

21'7 x 11'9 (6.58m x 3.58m)

UPVC double glazed bay window to front and window to rear, plaster walls and ceiling, radiators, power points, laminate flooring, under stairs storage cupboard, door to kitchen.

## Kitchen

8'2 x 9'2 (2.49m x 2.79m)

New UPVC double glazed door to side, window to side, newly fitted kitchen with modern grey base and wall units, work surfaces over, integrated under counter fridge and freezer, oven and hob with extractor, porcelain single drainer sink with mixer tap, power points, tiled splash back, plaster walls and ceiling, radiator, laminate flooring.

## Bathroom

8'6 x 4'11 (2.59m x 1.50m)

x2 UPVC double glazed obscured windows, newly fitted bathroom, panel bath with mains shower over, inset vanity wash hand basin, close coupled WC, fully tiled walls and floor, heated towel radiator.

## Landing

Plaster walls and ceiling, carpeted, roof access hatch with drop down ladder to fully boarded, carpeted loft space with skylight,

## Bedroom 1

14'9 x 8'10 (4.50m x 2.69m)

X2 UPVC double glazed windows to front, plaster walls and ceiling, radiator, power points, laminate style flooring.

## Bedroom 2

12'1 x 9'6 (3.68m x 2.90m)

UPVC double glazed window to rear, plaster walls and ceiling, radiator, power points.

## Bedroom 3

9'2 x 8'10 (2.79m x 2.69m)

UPVC double glazed window to rear, plaster walls and ceiling, radiator, power points, storage cupboard housing combi boiler.

## External

To Front: Approached via a few steps to paved area and enclosed decking area.

To rear: Paved courtyard with power and outside tap, gate

leading to main garden which has been landscaped to provide new walls, steps, fencing and decked areas with lighting, and a further covered area providing exceptional views. Rear gate access provides access to the rear lane and detached garage with power and light.

