



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Alma Street Abertillery

£110,000



- Stone Fronted Terraced Cottage
- Open Plan Lounge/Diner With Bay Window
- No Forward Chain Complications
- Three Well Appointed Bedrooms
- Large West Facing Rear Garden
- Ground Floor Bathroom
- Close To Local Amenities
- Ideal First Time Buy / Investment
- EPC Rating: D | Council Tax: A | Tenure: Freehold

Ref: PRA11001

Viewing Instructions: Strictly By Appointment Only



General Description

Offered chain free, this charming terraced property boasts three bedrooms, open plan living and a large west facing rear garden.

Nestled in the town of Abertillery, this offers a fantastic opportunity to purchase a well appointed home in a picturesque location. Step through to the porch in to the bay fronted, dual aspect lounge/diner offering over 470 square feet of light-filled space with stairs to first floor and access to the kitchen. The kitchen leads to the garden and the three piece bathroom. Upstairs, there are two double bedrooms plus a single bedroom.

OUTSIDE

There is a west facing tiered rear garden to the rear and a forecourt to the front of the property. There is unrestricted on street parking available to the front of the property.

SITUATION

Ideally situated close to the town of Abertillery in the Ebbw Fach Valley in the heart of South East Wales. Bordering the Brecon Beacons National Park, it is surrounded by natural beauty and offers beautiful countryside walks from your doorstep. Within a short drive you reach Llanhilleth Train Station, which offers a direct route to the city of Cardiff.

ADDITIONAL INFORMATION

EPC Rating | D

Council Tax Band | A (at the date the property was listed)

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Local Authority | Blaenau Gwent County Council

Services | We understand that the property is connected to mains gas, electricity, water and drainage.

Broadband | Standard and Superfast broadband is available. Please make your own enquiries via OFCOM.

Mobile | O2 and Vodafone - There is likely indoor coverage | EE, Three, O2 and Vodafone - Likely outdoor coverage. Please make your own enquiries via OFCOM.

Consumer Protection from Unfair Trading Regulations 2008

Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon. Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only and it must not be inferred that any item shown is included with the property.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

Accommodation

Entrance

Hard wood and glazed door into Internal Porch.

Internal porch

Carpet as laid, smooth ceiling, white gloss door to Entrance Hallway.

Entrance Hallway

Carpet as laid, smooth ceiling, radiator, carpeted stairs to first floor, white gloss door to Lounge/Diner.

Lounge Area (10' 10" x 10' 5") or (3.31m x 3.17m)

Carpet as laid, smooth ceiling, radiator, uPVC and double glazed bay window to front.

Dining Area (11' 11" x 11' 7") or (3.62m x 3.52m)

Laminate flooring, smooth ceiling, feature fireplace, radiator, white gloss to useful under stairs storage cupboard, white gloss door to Kitchen, uPVC and double glazed window to rear.

Kitchen (8' 11" x 7' 10") or (2.72m x 2.38m)

Laminated flooring, smooth ceiling, range of white gloss base and wall units, tiled splashbacks and stainless steel sink and drainer, space for cooker, space for washing machine, uPVC and double glazed window to side, uPVC and obscured double glazed door to side, white gloss door to Bathroom.

Bathroom (8' 5" x 4' 6") or (2.57m x 1.38m)

Tiled floor, tiled walls, smooth ceiling, panel-enclosed bath, pedestal wash hand basin, WC, radiator, extractor fan, uPVC and obscured double-glazed window to side.

Landing

Carpet as laid, papered ceiling, white gloss doors to Bedrooms, uPVC and double glazed window to rear.

Bedroom 1 (11' 7" x 11' 3") or (3.53m x 3.44m)

Carpet as laid, smooth ceiling, white gloss door to cupboard housing Baxi combi-boiler, uPVC and double glazed window to rear.

Bedroom 2 (11' 11" x 9' 5") or (3.64m x 2.87m)

Carpet as laid, smooth panelled ceiling, radiator, uPVC and double glazed window to front.

Bedroom 3 (8' 9" x 7' 6") or (2.66m x 2.29m)

Carpet as laid, smooth panelled ceiling, radiator, uPVC and double glazed window to front.

Front of property

Gated forecourt within boundary walls.

Rear Garden

Courtyard with steps up to tiered enclosed garden area.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:59

Tenure

We are informed that the tenure is Freehold

Council Tax

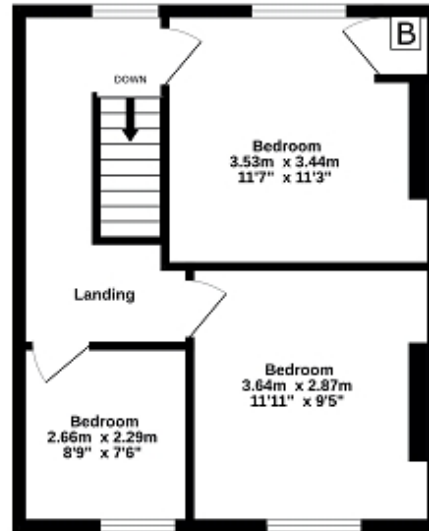
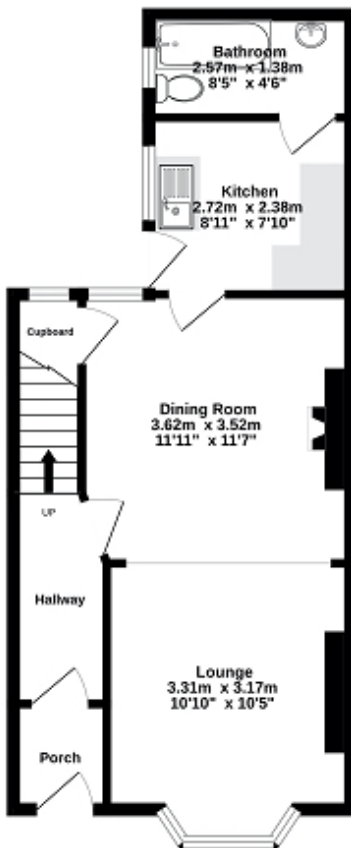
Band A





Ground Floor
41.5 sq.m. (446 sq.ft.) approx.

1st Floor
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA: 79.4 sq.m. (855 sq.ft.) approx.

While 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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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £225,000. From £225,001 to £400,000 - 6% of Purchase Price. From £400,001 to £750,000 - 7.5% of Purchase Price. From £750,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.