



10 Blaencuffin Road, Llanhilleth, Abertillery, Gwent NP13 2RN

Guide Price £100,000

**** GUIDE PRICE £100,000-£110,000 ** THREE BEDROOMS ** TERRACED HOUSE ** TWO RECEPTION ROOMS ** NO ONWARD CHAIN ** SPECTACULAR VIEWS ** IDEAL FIRST TIME BUY/ INVESTMENT ****

Nestled on Blaencuffin Road in the picturesque area of Llanhilleth, Abertillery, this delightful end terraced house presents an excellent opportunity for both first-time buyers and those seeking a new family home. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. With three well-proportioned bedrooms, there is ample space for a growing family or for those who desire a home office or guest room. The single bathroom is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the absence of an onward chain, allowing for a smoother and more straightforward purchasing process. This is particularly advantageous for buyers looking to move in without delay. The surrounding area of Llanhilleth offers a friendly community atmosphere, with local amenities and transport links nearby, making it an ideal location for those who appreciate both convenience and a sense of belonging. In summary, this terraced house on Blaencuffin Road is a wonderful opportunity to create a comfortable and welcoming home in a lovely part of Abertillery. Do not miss the chance to view this property and envision the possibilities it holds for you and your family.

EPC - D

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ENRANCE HALLWAY

Access via composite front door, open to strairs to front door, consumer unit present, leads to;

LOUNGE

16'2" x 7'10" (4.94 x 2.40)

Lounge to front and rear aspect complete with double glazed uPVC window, chimney breast present, twin radiator.

DINING ROOM

8'2" x 8'1" (2.51 x 2.47)

Dining room to side aspect, double glazed uPV C window and twin radiator.

KITCHEN

6'2" x 14'11" (1.88 x 4.55)

Range of high and low base storage units, marble effect rolled worktops, stainless sink with drainer and mixer taps over, gas hob and electric oven, two rear aspect double glazed uPVC window, verticle volumn radiator, tiled finish with uPVC back door to garden.

BATHROOM

7'8" x 7'11" (2.34 x 2.42)

Step in shower tray with electric over head shower, low level WC, sink with base storage units, twoel radiator, front aspect double glazed obscure uPVC wnidow to front,

FIRST FLOOR LANDING

Open to stairs to rear aspect complete with double glazed uPVC window, loft hatch present. Leads to;

BEDROOM ONE

16'4" x 8'1" (4.98 x 2.47)

Double bedroom to front and rear aspect complete with double glazed uPVC window and French doors offering specatular views, inbuilt storage cupboard, twin radiator.

BEDROOM TWO

10'7" x 7'11" (3.24 x 2.42)

Double bedroom to front aspect complete with double glazed window, twin radiator, inbuilt storage cupboard.

BEDROOM THREE

7'11" x 8'7" (2.43 x 2.64)

Single bedroom to rear aspect completer with double glazed uPVC window, twin radiator, airing cupboard housing gas combi boiler.

OUTSIDE

FRONT: Access to front door from pedestrian footbath
REAR: Steps to lower decking offering access to coal sheds with electric supply and plumbing for washing machine, storage, rear garted access.

TENURE

We are advised that this property is FREEHOLD.

