



## 114 Alexandra Road, Six Bells

£235,000 Freehold

Period Semi-Detached Property • Double Fronted With Open Outlook • Four Double Bedrooms • Three Reception Rooms • Kitchen and Utility Area • First Floor Bathroom • Tiered Rear Garden • Garage At Rear • Paved Front Garden With Glass Balustrade • EPC - D

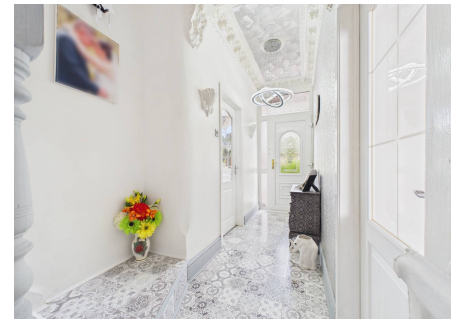


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A well proportioned semi-detached period property situated within the village of Six Bells, on the outskirts of Abertillery. Conveniently located for access to the A467 to Newport and the M4, local amenities, and train station.

The accommodation comprises entrance hallway, three reception rooms, kitchen & utility area to the ground floor, four double bedrooms and family bathroom to the first floor. Benefits include upvc double glazing, a combi boiler gas central heating system, a tiered rear garden with steps up to the garage which has power supply and a remote control operated roller shutter door. To the front is an elevated paved garden with open views and glass balustrading. There are several outdoor electric points and the main entrance is accessed via steps from the road to front.

Viewing is recommended to fully appreciate the size of this property and it would make an ideal home for a family.



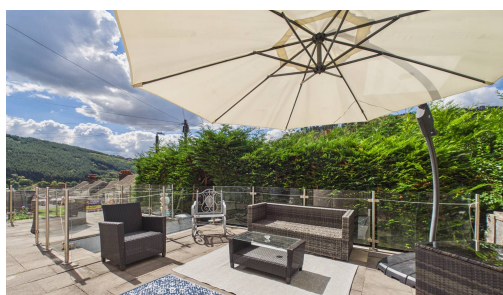
Abertillery town centre has a selection of shops and leisure facilities. The passenger rail station at Llanhilleth with direct services to Cardiff. There is a leisure centre and primary schools as well as a modern comprehensive school. Cwmtillery lakes, a popular recreation area, is approximately 1 mile away with its walks and picnic area.

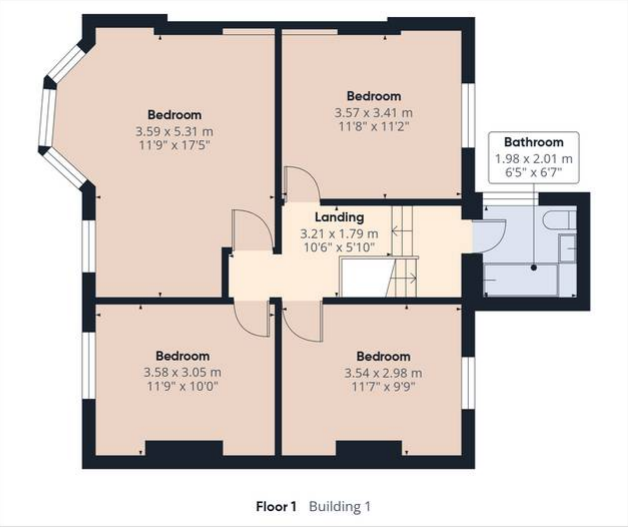
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





|                                                                                                                                                     |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Approximate total area<sup>m</sup></b>                                                                                                           |  |
| 155.2 m <sup>2</sup>                                                                                                                                |  |
| 1671 ft <sup>2</sup>                                                                                                                                |  |
| <b>Reduced headroom</b>                                                                                                                             |  |
| 0.4 m <sup>2</sup>                                                                                                                                  |  |
| 4 ft <sup>2</sup>                                                                                                                                   |  |
| (1) Excluding balconies and terraces                                                                                                                |  |
| Reduced headroom                                                                                                                                    |  |
| ..... Below 1.5 m/5 ft                                                                                                                              |  |
| Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. |  |
| GIRAFFE360                                                                                                                                          |  |

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