



Victoria Road, Six Bells, Abertillery, NP13 2LX

£95,000



**** CALLING ALL LANDLORDS - TENANTED PROPERTY ****

Asset Estates are pleased to offer for sale this three bedroom, end terraced property situated on Victoria road, Six Bells. Modern though-out, this property briefly comprises; open plan lounge/ diner, fitted kitchen, ground floor WC, first floor bathroom, tired rear garden and detached garage suitable for parking one car.

Abertillery offers good local amenities with schools, modern leisure facilities and excellent road links to the M4 and the A465, heads of the valleys. The Tesco Supermarket is within easy reach from the property. There is a direct rail link to Cardiff from the station at Llanhilleth, a short drive away. The town is situated in a typical steep sided valley, much of it enjoying fine views. Open countryside and excellent walks are on the doorstep.

Additional Information

The property is currently tenanted on an assured shorthand tenancy agreement until December 2022. Rent is paid at Â£473 PCM and includes the garage.

Lounge/ diner - 3.91 x 6.5 (width x length) metres

Kitchen - 2.5 x 2.6 (width x length) metres

Asset Estates Ltd

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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.

WC

Bathroom - 2.5 x 2.6 (width x length) metres

Bedroom 1 - 2.92 x 3.76 (width x length) metres

Bedroom 2 - 2.42 x 1.82 (width x length) metres

Bedroom 3 - 2.73 x 2.15 (width x length) metres

Garage - Suitable for parking 1 car. Lease for garage is Â£110 per Annum

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

Services - Mains electricity, gas, water and drainage.

Council Tax - For council tax banding please visit <https://www.gov.uk/council-tax-bands> Or alternatively Contact Blaenau Gwent County Borough Council on 01495 311556.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

