



Oak Street, Abertillery, NP13 1TE

£89,950



**\*\* NO ON-WARDS CHAIN \*\* IDEAL FIRST TIME BUY OR BUY TO LET \*\***Asset Estates are pleased to offer for sale this mid terrace property with accommodation comprising; two bedrooms, lounge-diner, modern kitchen & first floor bathroom with forecourt to front. Situated within walking distance of Abertillery Town Centre and close to amenities, this would make an excellent first time buy or buy to let. Internal viewing required to fully appreciate!

**Entrance**

1.23 x 1.22 (width x length) metres

**Lounge**

3.52 x 6.68 (width x length) metres

**Kitchen**

3.99 x 1.69 (width x length) metres

**Landing**

**Bathroom**

**Asset Estates Ltd**

4 Church Street Abertillery NP13 1DA

Call: 01495 211311

Web: [www.assetestates.co.uk/](http://www.assetestates.co.uk/)

Email: [info@assetestates.co.uk](mailto:info@assetestates.co.uk)

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.

2.13 x 1.46 (width x length) metres

**Bedroom 1**

3.5 x 2.93 (width x length) metres

**Bedroom 2**

3.09 x 2.29 (width x length) metres

**Tenure**

We are informed the property is Leasehold. The property is held on lease for a term of 999 years from 1st January 1874 at an apportioned annual ground rent of Â£1.00 per annum.

**Services**

Mains electric, 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) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

