



Bryn Terrace, High Street, Blaina, Abertillery, NP13 3AB

Guide Price £159,950 to £169,950



**Entrance**

3'4" x 12'5" (1.06m x 3.84m)

**Lounge/ diner**

15'3" x 24'3" (4.69m x 7.42m)

**Kitchen**

7'2" x 18'5" (2.22m x 5.65m)

**Reception room**

7'5" x 18'6" (2.3m x 5.69m)

**Bedroom 1**

8'2" x 11'9" (2.51m x 3.63m)

**Bedroom 2**

7'7" x 8'4" (2.35m x 2.58m)

**Bedroom 3**

10'2" x 7'3" (3.11m x 2.23m)

**Bathroom**

7'3" x 12'5" (2.23m x 3.82m)

**Tenure**

We have been informed that this property is freehold, intending purchasers should make enquires with their solicitor

**Services**

Mains gas, electric, water and drainage

**Council Tax**

Band: A



**Asset Estates Ltd**

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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	59	
(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	

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.

