



Wayman Schwartz  
ESTATE AGENTS



## Alma Street, Abertillery, NP13 1QB

Chain Free £127,000

- Bay Fronted
- Two Bedrooms
- Lounge/Dining Room with Feature Fireplace
- Utility Room
- Bathroom/WC with Shower
- Mid Terraced Property
- Entrance Hall
- Well Appointed Kitchen
- Conservatory/Porch
- Chain Free

# Alma Street, Abertillery NP13 1QB

Located in Alma Street in Abertillery, this bay fronted mid-terraced house presents an excellent opportunity for a first time buyer. The property is offered chain free, making it an ideal choice for a swift and hassle-free purchase. Upon entering, you are welcomed into a spacious lounge/dining room, perfect for both relaxation and entertaining. The well-appointed kitchen, accompanied by a utility room, provides ample storage and functionality for all your culinary needs. The house features two generously sized bedrooms, offering a peaceful retreat for rest and relaxation. The bathroom is thoughtfully designed, complete with a separate shower, ensuring convenience for all residents. Outside, the small patio garden is accessed via the conservatory provides a charming outdoor space, ideal for enjoying a morning coffee or hosting a small gathering with friends and family. This property had the roof cleaned n 2025 and is offered for sale with no onward chain.



Council Tax Band: A



### Entrance Hall

Entrance door, textured finish to ceiling, painted finish to walls, stairs leading to first floor accommodation, radiator.

### Lounge/Dining Room

10'10" x 21'6" (3.31 x 6.57)

Double glazed bay window to front aspect, coved and textured finish to ceiling, painted finish to walls, stone fronted fireplace with Brazilian Mahogany shelving, stand alone remote controlled gas fire, hardwood door leading to kitchen, under-stairs cupboard.

### Kitchen

7'6" x 9'4" (2.31 x 2.85)

Painted finish to ceiling, tiled finish to walls, base and wall cabinets, bowl and a half single drainer sink, built in washing machine and dishwasher, electric hob, extractor fan, microwave oven and Neff oven, power points with USB charging points, window to conservatory.

### Utility Room

4'7" x 7'4" (1.42 x 2.24)

Double glazed window to rear aspect, painted finish to ceiling, painted and tiled finish to walls, base and wall units, space for fridge/freezer, tiled flooring.

### Conservatory/Porch

7'9" x 5'8" (2.38 x 1.73)

A brick built and double glazed room with polycarbonate roof, tiled flooring, double glazed door leading to rear garden.

### Landing

Textured finish to ceiling, painted finish to walls, access to loft via ladder.

### Bedroom One

14'5" x 9'8" (4.40 x 2.97)

Two double glazed windows to front aspect, coved and textured finish to ceiling, painted finish to walls, built in wardrobe to one wall with storage and wall mounted gas central heating combination boiler, radiator.

### Bedroom Two

8'9" x 11'2" (2.68 x 3.42)

Double glazed window to rear aspect, coved and textured finish to ceiling, painted finish to walls, radiator.

### Bathroom/WC with Shower

7'6" x 9'4" (2.30 x 2.86)

Double glazed window to rear aspect with obscured glass, textured finish to ceiling, tiled walls, a fitted suite with wash hand basin and WC set in vanity with storage, wall mounted mirror with lighting, bath with mixer tap and shower attachment, shower enclosure with shower, heated towel rail.

### Outside

#### Front Forecourt

Steps leading up to small forecourt.

#### Patio Garden

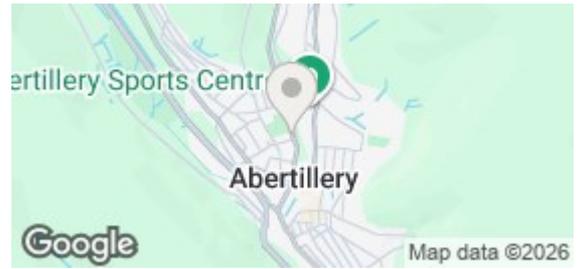
An enclosed patio garden to rear.







## Directions



## Viewings

Viewings by arrangement only. Call 01495 239686 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	80
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

