



Aberbeeg Road, Aberbeeg, Abertillery, NP13 2EG

£167,500

- End Terraced 3 Storey House
- 2 Potential Additional Bedrooms / 2 Reception Rooms
- Dining Room with Log Burner
- Kitchen
- Off Road Parking for 6 Cars
- Three Bedrooms
- Lower Ground Floor Lounge
- Bathroom with Bath and Shower
- Rear Garden
- Wonderful Views

Aberbeeg Road, Abertillery NP13 2EG

Located on the outskirts of Abertillery, this end terrace house is a true gem waiting to be discovered. Boasting four reception rooms there is potential to use two reception rooms as bedrooms. The accommodation is spread across three storeys and offers ample space for comfortable living and entertaining. With three cosy bedrooms and the potential to create two more, this house is perfect for growing families or those in need of extra space. The bathroom, complete with a refreshing shower, ensures convenience and modern comfort. One of the highlights of this property is the lower ground floor lounge and dining room, featuring a rustic log burner that adds warmth and character to the space. Parking is always a breeze with off-road space for up to six vehicles, a rare find! Whether you're hosting guests or simply have a large family, parking will never be an issue. Viewing highly recommended.



Council Tax Band: B



Entrance Hall

Double glazed entrance door, textured finish to ceiling, papered and painted finish to walls, laminated wood flooring, radiator, stairs up to first floor, stairs down to lower ground floor.

Reception One/Bedroom

4.16 x 3.55 (13'7" x 11'7")

Double glazed window to front aspect, coved and textured finish to ceiling, painted finish to walls, laminated wood flooring, radiator.

Reception Two/Bedroom

3.39 x 3.64 (11'1" x 11'1")

Double glazed window to rear aspect with views, textured finish to ceiling, painted finish to walls, laminated wood flooring, radiator.

Bathroom/Shower Room

2.87 x 3.39 (9'4" x 11'1")

Double glazed window to rear aspect, coved and painted finish to ceiling, tiled and painted finish to walls, wash hand basin, low level WC, bath and corner shower enclosure with electric shower, radiator.

FIRST FLOOR

Landing

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

Bedroom One

3.20 x 3.75 (10'5" x 12'3")

Double glazed window to rear aspect with views, coved and textured finish to ceiling, fitted wardrobes, painted floorboards, radiator.

Bedroom Two

3.20 x 3.59 (10'5" x 11'9")

Double glazed window to front aspect, coved and painted finish to walls and ceiling, laminated wood flooring, radiator.

Bedroom Three

1.92 x 3.05 (6'3" x 10'0")

Double glazed window to front aspect, textured finish to ceiling, painted finish to walls, radiator.

LOWER GROUND FLOOR

Lounge

4.92 x 3.46 (16'1" x 11'4")

Via stairs from entrance hall. Coved and textured finish to ceiling, painted finish to walls, laminated wood flooring, opening to dining room.

Dining Area

4.41 x 3.65 (14'5" x 11'11")

Coved and textured finish to ceiling, papered and painted finish to walls, log burner, radiator, laminated wood flooring, double glazed french doors leading to rear porch.

Kitchen

2.82 x 3.41 (9'3" x 11'2")

Double glazed window to rear aspect, base and wall cabinets, stainless steel single drainer sink, five ring gas hob, electric double oven, extractor hood, space for fridge/freezer, plumbing for automatic washing machine, wall mounted gas central heating combination boiler.

Rear Porch/Utility

1.95 x 2.44 (6'4" x 8'0")

Windows to side, double glazed door leading to outside, tiled flooring.

Rear Garden

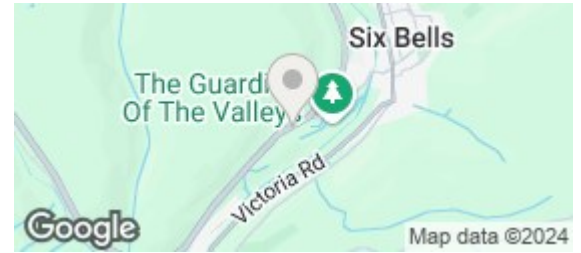
Off Road Parking

Off road parking for approximately 6 years

Rear lane access leased at £50.00 Per Year



Directions



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

