



Brooklyn Terrace, Llanhilleth, Abertillery, NP13 2RF

£100,000

- Llanhilleth Village
- Tenant in Situ
- Lounge
- Modern Kitchen and Bathroom
- Ideal Investment Opportunity
- Close to Train Station
- Three Bedrooms
- Dining Room
- Rear Yard
- Viewing Available by Appointment

Brooklyn Terrace, Abertillery NP13 2RF

With a tenant already in place, this could be the perfect investment opportunity you've been looking for. Brooklyn Terrace, a charming property located in the heart of Llanhilleth, Abertillery. A terraced house which boasts two reception rooms and three bedrooms together with a modern kitchen and bathroom. Located close to Llanhilleth train station this property will always be in demand. Offered for sale with a tenant in situ so makes it ideal for the investor seeking a lucrative opportunity.



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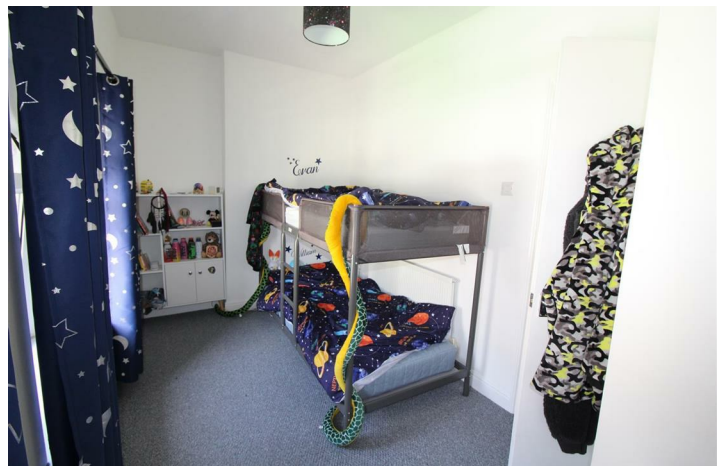


2



D

Council Tax Band: A



Tenancy Details

Tenant in situ

Periodic tenancy

Tenancy started 2019 - Only 6 months notice required from purchase

Current rent £525 PCM

Entrance Hall

Double glazed entrance door, stairs leading to first floor.

Lounge

3.27m x 4.59m (10'8" x 15'0")

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

Dining Room

3.18m x 4.57m (10'5" x 14'11")

Double glazed window to front aspect, painted finish to walls and ceiling, radiator, door leading to double glazed door leading to rear yard, arch to kitchen.

Kitchen

2.59m x 3.27m (8'5" x 10'8")

Double glazed window to side aspect, painted finish to walls and ceiling, modern base and wall units, stainless steel sink, electric hob, oven and extractor hood, space for fridge/freezer, space for washing machine.

Landing

Painted finish to walls and ceiling, double glazed window to rear aspect.

Bedroom One

3.16m max 1.79m min x 4.55m max 3.58m min (10'4" max 5'10" min x 14'11" max 11'8" min)

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

Bedroom Two

2.74m x 3.27m (8'11" x 10'8")

Double glazed window to side aspect, painted finish to walls and ceiling, radiator, cupboard housing wall mounted gas central heating boiler.

Bedroom Three

4.32m max 3.10 min x 2.21m max 1.53m min (14'2" max 10'2" min x 7'3" max 5'0" min)

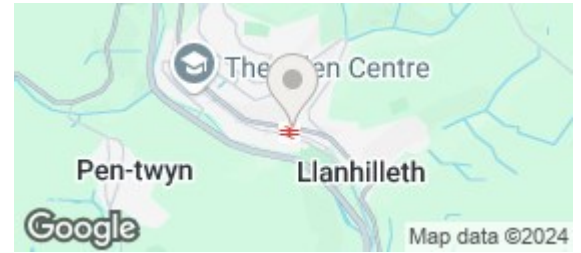
Two double glazed windows to front aspect, painted finish to walls and ceiling, radiator.

Outside

Enclosed rear yard with shared steps leading to further uncultivated garden.



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		80
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

