



**37 Blaencuffin Road, Llanhilleth, Abertillery, NP13 2RW**

**Guide Price £110,000**

\*\* GUIDE PRICE £110,000 - £120,000 \*\* NO ONWARD CHAIN \*\* THREE BEDROOM MID-TERRACED HOUSE \*\* TWO RECEPTION ROOMS \*\*

Nestled on BLAENCUFFIN ROAD in the charming area of LLANHILLETH, this delightful MID-TERRACE house presents an excellent opportunity for families and investors alike. Boasting THREE well-proportioned BEDROOMS, this property is perfect for those seeking a comfortable family home. Upon entering, you will find TWO INVITING RECEPTION ROOMS that offer ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a vibrant dining space. The layout of the home provides a warm and welcoming atmosphere, ideal for family gatherings or quiet evenings in. The property is in need of some renovation, allowing you to put your personal touch on it and create the home of your dreams. With NO ONWARD CHAIN, you can enjoy a smooth and straightforward buying process, making it easier to settle into your new abode. Situated in a SOUGHT-AFTER LOCATION, this home benefits from the tranquility of suburban living while remaining conveniently close to LOCAL AMENITIES and TRANSPORT LINKS. The surrounding area offers a sense of community and access to beautiful countryside, perfect for outdoor enthusiasts.

EPC - E

COUNCIL TAX - A (Blaenau Gwent)



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## ENTRANCE HALL

Access via uPVC front door. Consumer unit present. Leads to:

## LOUNGE

12'2" x 14'0" (3.71m x 4.27m)

Lounge to front aspect with double glazed uPVC windows. Open to stairs for first floor. Back boiler into chimney breast with gas fire. Twin central heating radiator. Leads to;

## SITTING ROOM

10'4" x 9'0" (3.17 x 2.75)

Bay fronted lounge to front aspect with double glazed uPVC window. Electric fire place into chimney breast. Single central heating radiator.

## KITCHEN

10'11" x 7'10" (3.35 x 2.39)

High and low base storage units with marble effect rolled worktops, stainless steel sink with drainer and mixer taps over. Gas hob with chrome extractor fan over and electric oven complete with space for washing machine. Side aspect double glazed uPVC window.

## HALL

uPVC back door to rear garden. Storage cupboard present.

## FIRST FLOOR LANDING

Stairs from floor lounge onto first floor landing. Loft hatch present. Leads to;

## BEDROOM ONE

10'10" x 8'11" (3.32 x 2.72)

Double bedroom to front aspect with uPVC double glazed window and single radiator.

## BEDROOM TWO

12'9" x 7'4" (3.91 x 2.26)

Double bedroom to rear aspect with uPVC double glazed window and single radiator.

## BEDROOM THREE

6'0" x 9'11" (1.84 x 3.03)

Single bedroom to rear aspect with uPVC double glazed window and single radiator.

## OUTSIDE

FRONT: Steps to front door with patio area.

REAR: Concrete courtyard area. Shared steps to upper level garden. Bricked outside WC.

## TENURE

We are advised that this property is LEASEHOLD. With an annual ground rent charge of £2.00 per year and a 999 year lease from 1905.

