



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

Guide Price £110,000

**\*\* GUIDE PRICE £110,000 - £120,000 \*\* NO ONWARD CHAIN \*\* THREE BEDROOM MID-TERRACE 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 system 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 lunge 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.

**BATHROOM**

8'1" x 10'11" (2.48 x 3.34)

Shower suite with low level WC and sink with mixer taps over and wall mounted base units, part tiled finish, single radiator. Storage cupboard housing water tank. Loft hatch present. Side aspect double glazed uPVC obscure window.

**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.

